KIRBY COLLETTI

EST 2004

RESIDENTIAL SALES & LETTINGS

# 150 Rowan Drive

## Turnford EN10 6HL

**Offers In The Region Of £215,000** 2 1 1 C

KIRBY COLLETTI are delighted to bring to the market this TWO BEDROOM FIRST FLOOR FLAT, which is offered with NO ONWARD CHAIN. Ideally situated in Rowan Drive, Turnford, the property is conveniently located for local shops, bus routes, Hertford Regional College, Broxbourne Railway Station, Brookfield Farm Retail Park and access to the A10/M25.

The accommodation comprises a Lounge, Kitchen, TWO BEDROOMS and Bathroom/W.C. Further benefits include Gas Central Heating and uPVC Double Glazing.

## Accommodation

Security front door to communal entrance hall with stairs to all floors. uPVC double glazed front door to:

## Entrance Hall

8'7 x 2'10 (2.62m x 0.86m)

Radiator. Storage cupboard. Wall mounted entry phone. Door to:

## Lounge

16'5 x 10'10 (5.00m x 3.30m)

Front aspect uPVC double glazed window. Radiator. Television aerial point. Coved ceiling. Door way to:

## Re-Fitted Kitchen

8'9 x 7'10 (2.67m x 2.39m)

Rear aspect uPVC double glazed window. Range of wall and base mounted units. Worksurfaces over. Inset single drainer stainless steel sink unit mixer tap over. Built in electric four ring hob. Extractor hood over. Built in oven below. Plumbing for washing machine. Space for fridge/freezer. Wall mounted combi boiler.

## Bedroom One

13'3 x 8'7 (4.04m x 2.62m)

Front aspect uPVC double glazed window. Radiator.

## Bedroom Two

8'10 x 6'8 (2.69m x 2.03m)

Rear aspect uPVC double glazed window. Radiator.

## Re-Fitted Bathroom

7 x 4'7 (2.13m x 1.40m)

White suite comprising panel enclosed bath mixer tap and shower attachment over. Wall mounted shower screen. Low level W.C. Three walls fully tiled. Heated towel rail. Tiled floor. Extractor fan.

## Exterior

Communal gardens.

## Agents Note

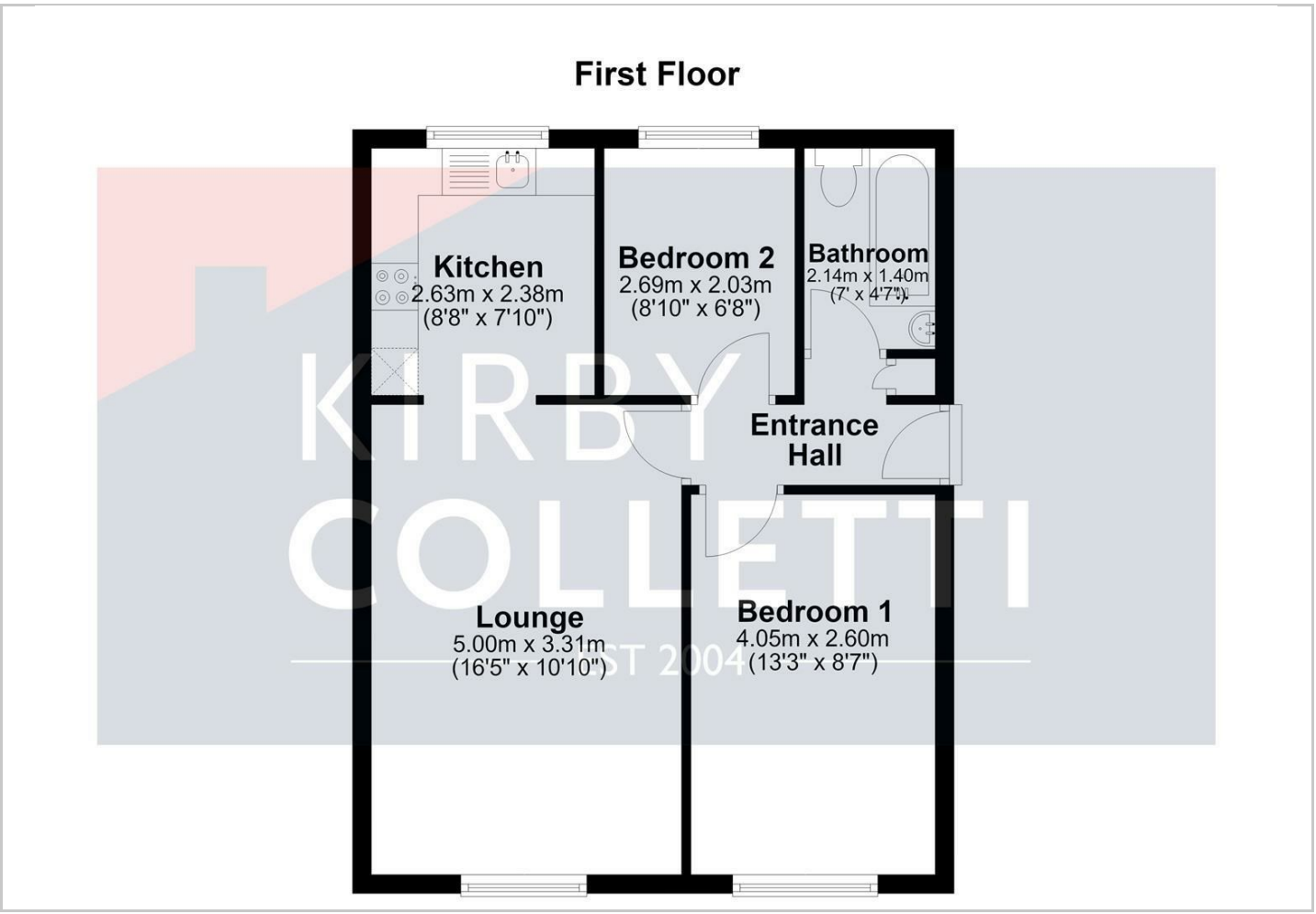
Lease 104 Years Remaining.
Service Charge TBC
Ground Rent TBC

## Road Map

## Hybrid Map

## Terrain Map

## Floor Plan

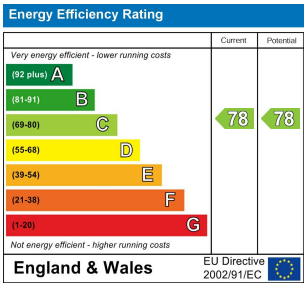


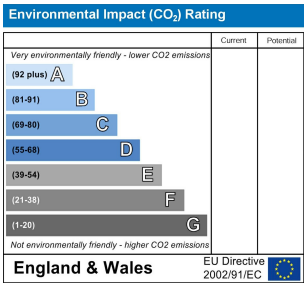

## Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

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