



98, Duncombe Road, Bengeo
SG14 3BZ

Asking Price £475,000



stevenoates.com



98 Duncombe Road, Bengeo, Herts, SG14 3BZ

Steven Oates are delighted to offer this attractive two bedroom mid terrace character house situated on a popular road in Bengeo providing easy access to the local amenities. The house has been modernised by the existing owners and is arranged over two floors. On the ground floor, you have a lounge with exposed brick fireplace, stairs to the first floor landing and an open plan 21ft kitchen/dining area with bi-fold doors leading to the rear garden. On the first floor, there are two bedrooms and a modern shower room. Externally, there is off street parking and to the rear there is a generous rear garden which is in excess of 100ft. There would be scope for further extension, subject to planning permission (STPP).

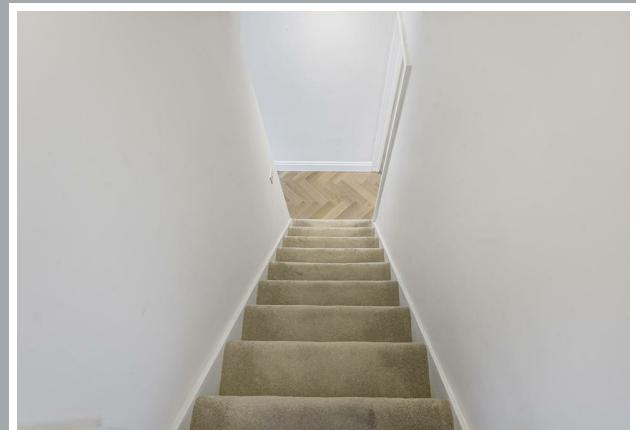
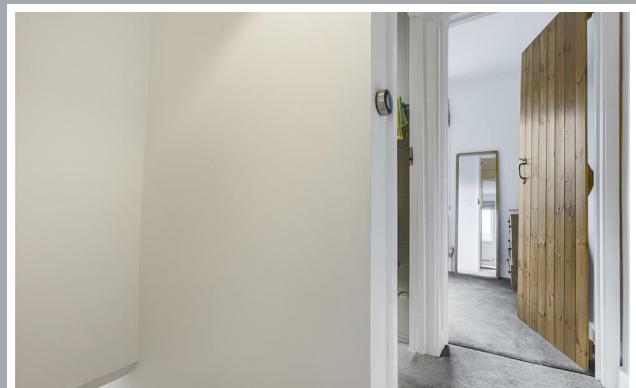
Duncombe Road is only a 10-minute walk from Hertford North railway station with regular services to London. Hertford has a very good range of local facilities with quaint shops, restaurants, and supermarkets. Hertford Town is surrounded by some very beautiful countryside and has a wide range of sporting and leisure facilities close to hand, including Hartham Common only a ten-minute walk away with riverside walks and cycling, Activity Centre, swimming pool and tennis courts.



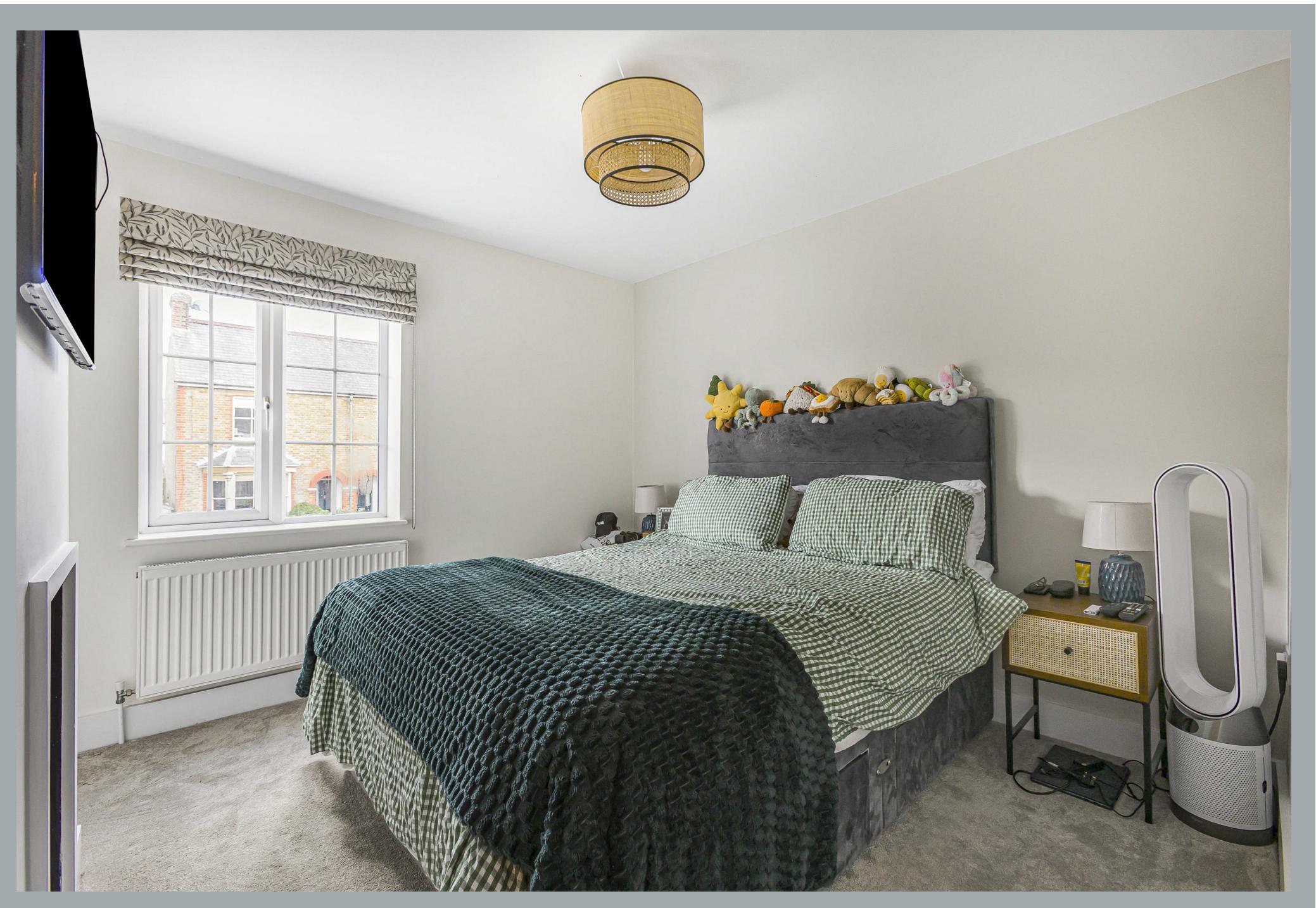
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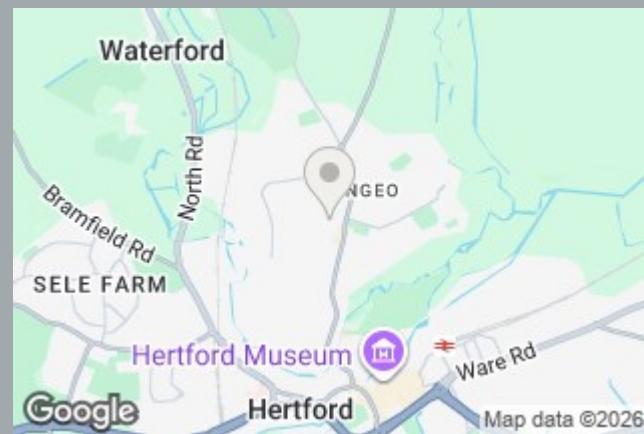


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Approximate Gross Internal Area 613 sq ft - 57 sq m

Ground Floor Area 364 sq ft - 34 sq m

First Floor Area 249 sq ft - 23 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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