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29 Cublands, Hertford, SG13 7TS

£425,000

Located within the highly sought-after Fox Holes development in Hertford, this attractive two-bedroom terraced home offers stylish and well-balanced accommodation, ideal for first-time buyers, professionals, or those looking to downsize.

Beautifully presented throughout, the property welcomes you with a bright and spacious lounge, creating an ideal space for both relaxing and entertaining. The extended ground floor adds valuable additional living space, enhancing both the practicality and overall appeal of the home.

The kitchen is thoughtfully arranged with ample storage and workspace, while the contemporary bathroom has been finished to a high standard. Upstairs, two bedrooms provide comfortable and versatile accommodation.

Externally, the property further benefits from an allocated parking space and enjoys a pleasant position within this popular residential development. Fox Holes is highly regarded for its friendly community atmosphere, excellent



Entrance Hall

Lounge Area

12'9" narrowing to 9'8" x 12'8" (3.89m narrowing to 2.95m x 3.86m)

Kitchen Area

8'10" x 5'9" (2.69m x 1.75m)

Dining Area

12'1" x 10'1" (3.68m x 3.07m)

Rear Extension

Bedroom One

12'9" into wardrobe narrowing to 9'9" (3.89m into wardrobe narrowing to 2.97m)

12'9" into wardrobe narrowing to 9'9" x 11'3"

Bedroom Two

9'7" x 6'5" (2.92m x 1.96m)

Bathroom

Rear Garden

Allocated Parking Space

REFERENCE

CH6667 LANES HERTFORD ESTATE AGENTS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



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