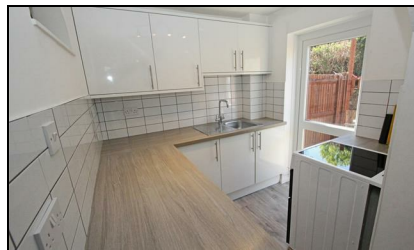




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The beautifully simple new way to sell your home

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## Grange Close, Hertford

A modern and nicely presented end-of-terraced house in a pleasant cul-de-sac riverside location, a short walk from Hertford North Station. No Chain.

**£295,000**

01992 87 85 80

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### Overall Description

This modern end-of-terraced house sits at the very end of a cul-de-sac, opposite the river Mimram and very easily accessible from Hertford North Station and the town centre. The property is nicely appointed throughout with double-glazed windows and electric wall-mounted heaters. There is a good-sized double bedroom with fitted wardrobes and a modern bathroom upstairs, while downstairs is the entrance hall, sitting/dining room and contemporary kitchen. There is a private paved back garden and two allocated parking spaces in the car-park in front of the house. The property is being sold with no onward chain. If you are looking for a modern starter home in a really good location, or want an excellent buy-to-let investment, then early viewing is advised.

### Location

This house sits at the very end of a pleasant cul-de-sac opposite the river in a very convenient central Hertford location, just around the corner from Hertford North station with its regular services to London (Moorgate, Finsbury Park and Kings Cross) and a handy shop/newsagents. It is also easily accessible to the A414 which provides access to Welwyn Garden City, Hatfield and the A1/A10. The centre of Hertford is a ten minute walk away. Hertford, the historic county town of Hertfordshire, has a very good range of amenities including shops, supermarkets, a theatre, regular markets, sports clubs and also has many excellent restaurants and a lively night life. The property is close to an excellent range of local schools at all levels including the St Josephs Catholic Primary School, Hollybush Primary School and Sele School. Hertford is surrounded by beautiful open countryside with multiple footpaths and cycle tracks leading across farmland and through local woods, so it is a great place to move if you want to escape London, but still be within an easy commute.

### Accommodation

From the car park the front door leads into the:

#### Entrance Hall 4'11 x 4'4 (1.50m x 1.32m)

Open-plan into the:

#### Sitting/Dining Room 12'8 x 10'4 (3.86m x 3.15m)

Window to front. TV aerial point. Telephone point. Wall-mounted electric heater. Stairs to first floor with under-stairs cupboard.

#### Kitchen 9'11 x 7'1 (3.02m x 2.16m)

Kitchen units with wood-effect work-tops, stainless steel sink and a tiled splash-back. Space for electric oven. Space and plumbing for washing-machine. Space for fridge. Glazed door to the garden.

#### First Floor 6'6 x 3'4 (1.98m x 1.02m)

From the sitting room stairs lead up to the landing. Window to side. Wall-mounted electric heater. Airing cupboard with factory-lagged hot water cylinder and wooden slatted shelving.

#### Bedroom 11' x 8'10 (3.35m x 2.69m)

Window to front with view to the river. Fitted wardrobes and shelving. Wall-mounted electric heater.

#### Bathroom 6'9 x 6'6 (2.06m x 1.98m)

Frosted window to rear. Panel bath with electric shower over and tiled surround. Low-level WC. Vanity unit with wash-hand basin and cupboard under. Wood-effect vinyl floor. Half-tiled walls.

### Outside

The property has two allocated parking spaces in the car park to the front. The back garden is laid with paving for easy maintenance, fenced for privacy and has a gate for access.

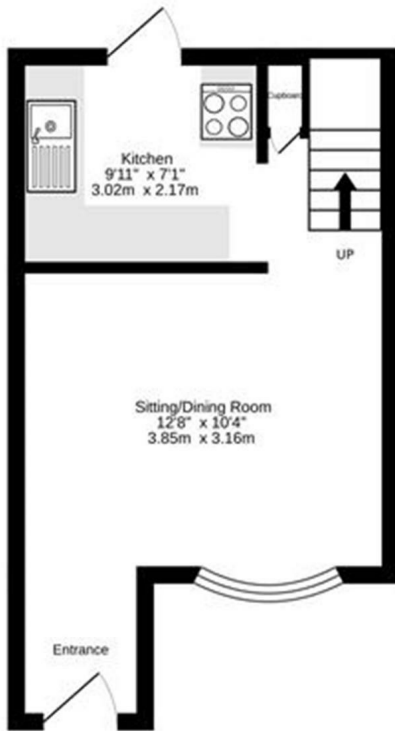
### Services and Other Information

Mains water, drainage and electricity. Wall-mounted electric heaters. Double-glazed windows. Council Tax Band: C. Freehold.

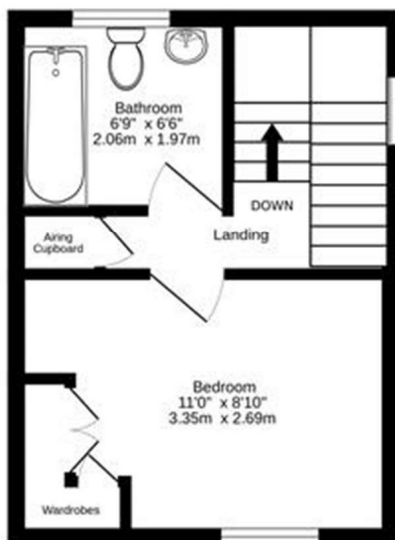
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Ground Floor  
244 sq.ft. (22.7 sq.m.) approx.



1st Floor  
221 sq.ft. (20.5 sq.m.) approx.




TOTAL FLOOR AREA : 465 sq.ft. (43.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>41</p>	<p>88</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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