30, Fallow Rise, Hertford

SG13 7NL

Offers In Excess Of £264,995

stevenoates.com

30 Fallow Rise, Hertford, SG13 7NL

OFFERED CHAIN FREE Steven Oates are pleased to offer this two-bedroom first floor apartment that is quietly tucked away in this small sought after development offering convenient access to Hertford Town Centre and Hertford East Train Station. This accommodation includes a spacious lounge/dining room, a modern refitted kitchen, two-bedrooms with the main bedroom benefitting from built in wardrobes, the modern bathroom suite has also been replaced. Other features include a spacious entrance hall, entry phone system, double glazing throughout, well-kept communal hallways and a reasonable service charge. Externally, this property includes allocated parking with further visitor parking bays available. This property makes an ideal first purchase or investment.

Fallow Rise is situated opposite Hertford East Train Station which offers a regular service to both London's Tottenham Hale & Liverpool Street stations. This development is only a short stroll away from Hertford Town Centre which offers a wide range of restaurants, coffee shops, bars and much more. Hartham Common and the River Lea is only 5 minutes away which has a range of facilities available including the local leisure centre, Hartham grounds and woods, tennis courts and kayaking. Also close by is a superstore and a useful industrial park.

70 Fore Street, Hertford, Hertfordshire, SG14 1BY

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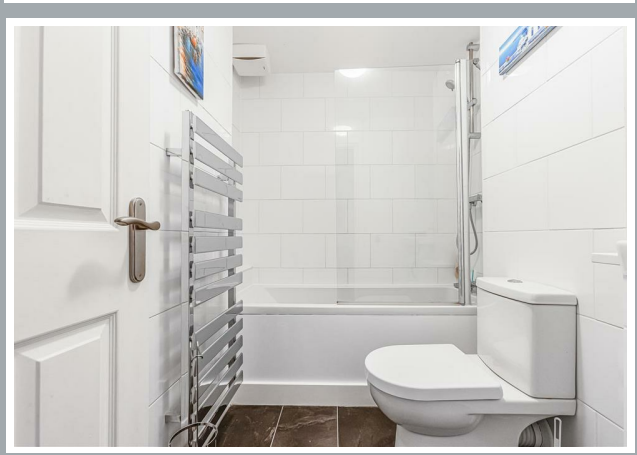

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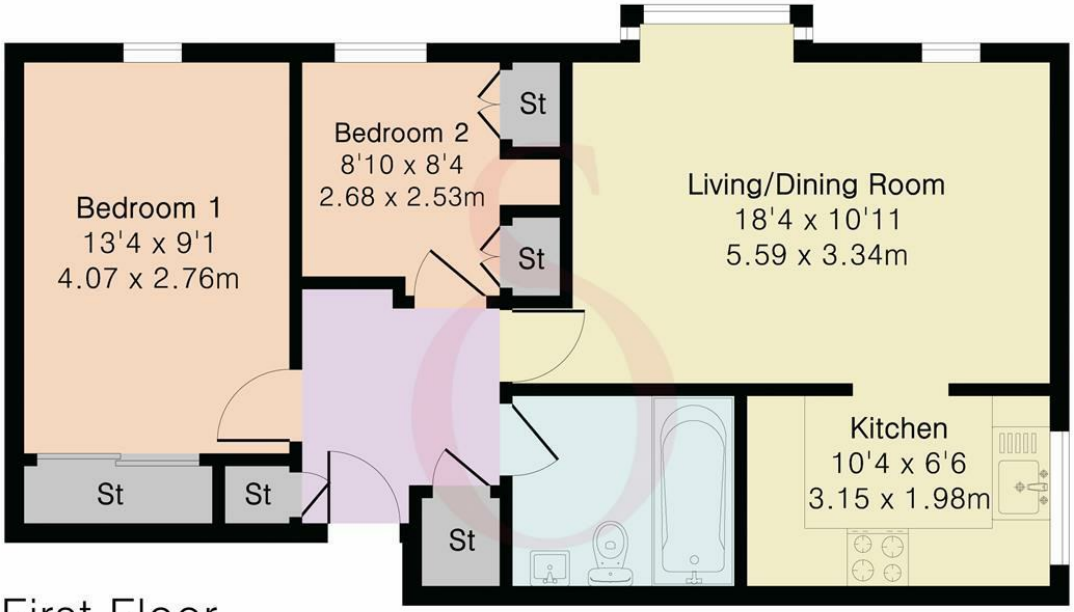
Approximate Gross Internal Area 604 sq ft - 56 sq m



First Floor

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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