



All enquiries Ref: James Paterson



- Freehold two floor link detached house requiring modernisation
- Full vacant possession

Location:

The property is situated on Hockerill which is located off Station Road via Rectory Lane within the village of Watton-at-Stone. Public transport links include Watton-at-Stone Mainline Rail Station together with a network of local bus services serving the surrounding vicinity. Rail services provide connections to Hertford, Stevenage, Cambridge and London via connecting services. Road links include the A602 and A1(M), providing access to Hertford, Stevenage, Welwyn Garden City and the wider motorway network. Shopping amenities can be found locally within Watton-at-Stone Village Centre, with an extensive range of shops, bars and restaurants being found in Hertford Town Centre. Recreational pursuits can be found locally at the open spaces of Watton-at-Stone Recreation Ground, Hartham Common and the surrounding Hertfordshire countryside.

Description:

Freehold link detached house arranged over ground and first floors requiring modernisation.

Accommodation:

First floor: Three bedrooms, bathroom/WC, landing
Ground floor: Bedroom four, reception room, kitchen, cloakroom/WC, entrance hall,
Outside: Front and rear gardens, storeroom
Gross Internal Area (GIA): Approximately 91 sq m (979 sq ft)

EPC rating: D

Council Tax Band: E

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

