



## 45a Woodlands Road | Hertford | SG13 7JF

£1,600 pcm

A cul de sac residential location for this superb newly developed and remodeled one double bed roomed end terrace house with private garden and garage to rear. Newly refurbished throughout and cleverly designed to provide an additional study room to the first floor. Boasting hallway with cloakroom, first floor shower room, full gas c/heating and newly installed double-glazed windows. <https://www.madesnappy.co.uk/tour/1g9b4g1ec8b>. EV cable in garage and solar panels fitted to property. Unfurnished. EPC Rating B. Council tax band C. Deposit equal to one month rent.

- Newly developed one bed house
- Spacious accommodation
- Private rear garden
- Garage
- Cloakroom



## Property Description

ENTRANCE HALL

CLOAKROOM

KITCHEN AREA

LOUNGE

STAIRS AND FIRST FLOOR LANDING

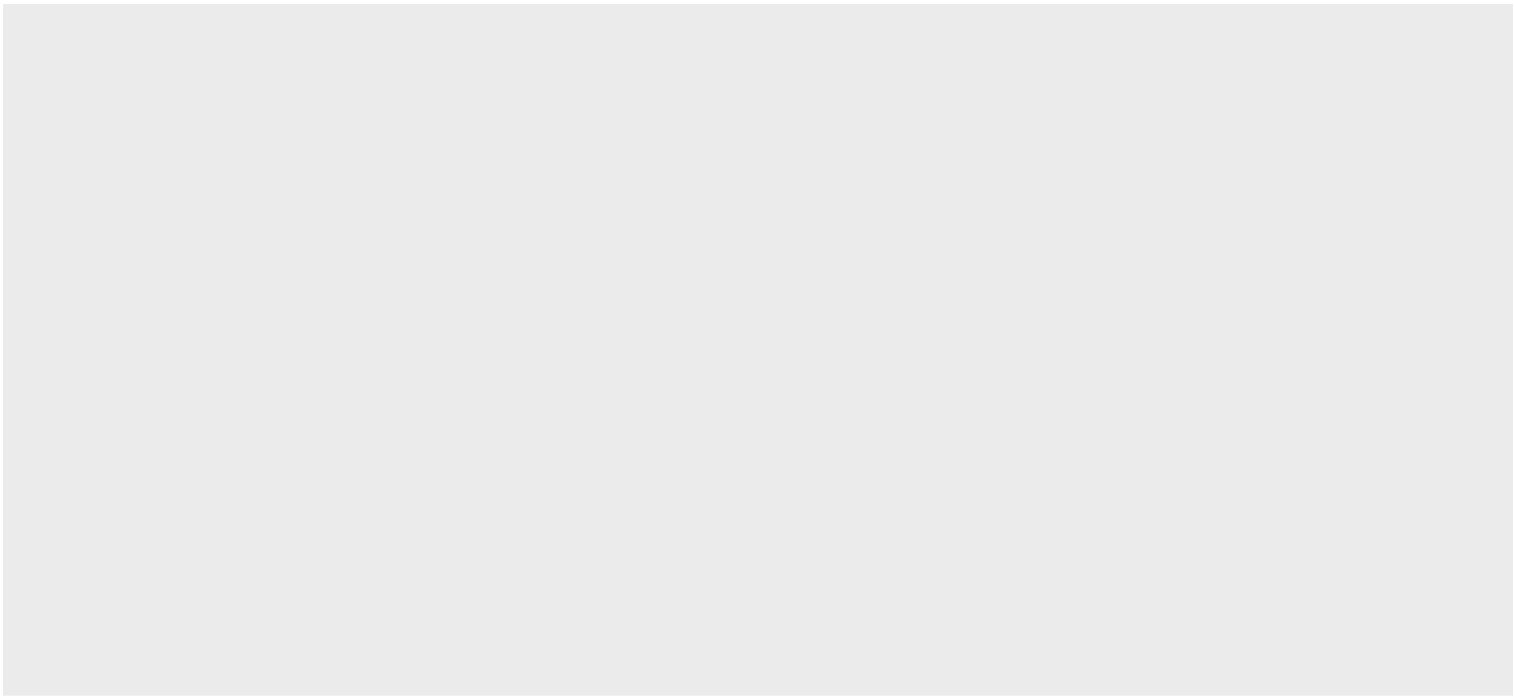
BEDROOM ONE

SHOWER ROOM

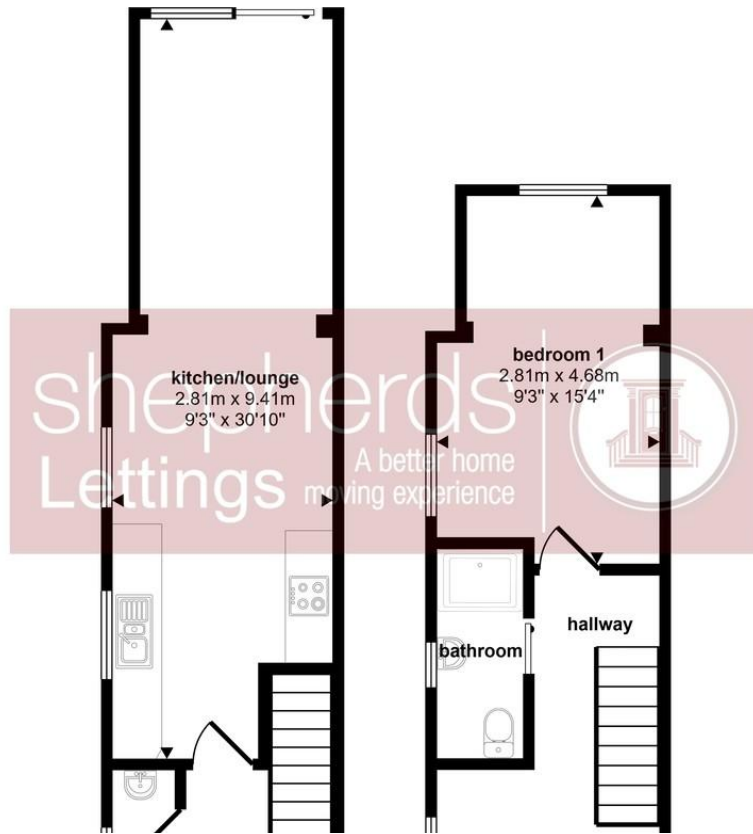
FIRST FLOOR STUDY AREA

GARDEN

GARAGE



Approx Gross Internal Area  
56 sq m / 602 sq ft



## Council Tax Band

## Viewing Arrangements

Strictly by appointment

## Contact Details

6 Millbridge

Hertford

Hertfordshire

SG14 1PY

[www.shepherdsfhertford.com](http://www.shepherdsfhertford.com)

[lettings@shepherdsfhertford.co.uk](mailto:lettings@shepherdsfhertford.co.uk)

01992 551955

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements