



| 197 Horns Mill Road | Hertford | SG13 8HD

Price guide £375,000

Open House - Saturday 14th April 1.00pm - 2.30pm by appointment only. A charming and cosy two bedroom Victorian cottage arranged over three levels and situated on the south side of the town within walking distance of local shops and restaurant. This fully double glazed and gas centrally heated ideal starter home offers lounge with feature wood burner, fitted kitchen, office/study room, first floor bathroom and attractive 50' garden to rear leading to a detached timber GARAGE located to the rear of the property.



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Front door into:

Lounge:

11'7 x 9'10 (3.53m x 3.00m) Double glazed sash window to front, coving, wood flooring, radiator, television and telephone points, feature wood burner and door to:



Kitchen:

11'11 x 11'6 (3.63m x 3.51m) Double glazed sash window to rear, radiator, wood flooring, fitted with a range of base and wall cupboards with contrasting work surfaces over incorporating single drainer sink unit with mixer tap, appliance space for range style cooker with stainless steel extractor hood over and splash back, fridge freezer, washing machine and slimline dishwasher with plumbing provided, metro tiled splash backs and door to:

Rear Lobby:

Door to rear garden, radiator and stairs to:

First Floor Landing:

Stairs to second floor and doors to:

Bedroom 1:

10'5 x 9'10 (3.18m x 3.00m) Double glazed sash window to front, coving, radiator, feature fireplace, built in shelving, hanging rail and drawers to chimney recesses.



Office/Study Room:

6'0 x 5'11 (1.83m x 1.80m) UPVC double glazed window to rear and radiator.

Bathroom:

5'10 x 5'6 (1.78m x 1.68m) Extractor, low level WC, pedestal wash hand basin, panel enclosed bath with mixer tap and wall mounted shower attachment, chrome heated towel rail and tiled in suite area.

Second Floor:

UPVC double glazed window to rear and door to:

Bedroom 2:

14'0 x 10'3 max (4.27m x 3.12m max) Dual aspect Velux window to front and UPVC double glazed window to rear, radiator and eaves storage.

Rear Garden:

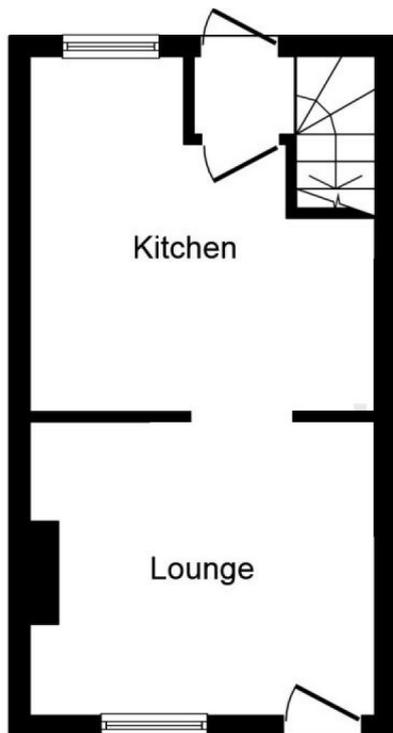
Approx 50'0 (Approx 15.24m) Attractive garden to rear with paved patio leading to lawn with flower and planted borders, outside tap and light, enclosed by panel fencing with pedestrian gated access at rear leading to:

Detached Timber Garage:

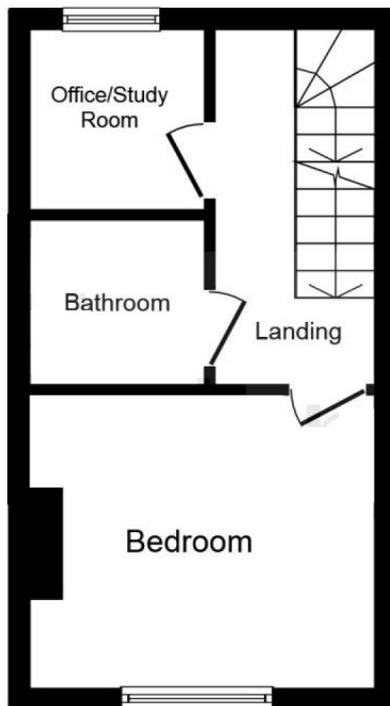
14'4 x 8'6 (4.37m x 2.59m) Detached timber garage with up and over door and personal door to side which is accessed via Hillside Terrace and located to the rear of the house.



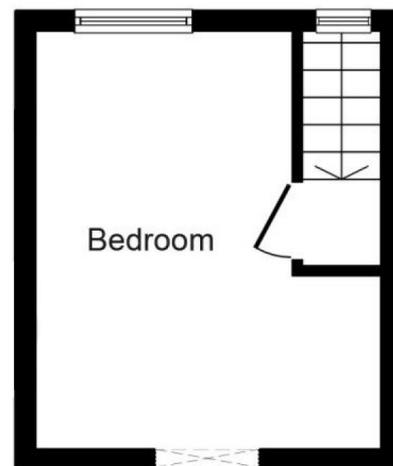




Ground Floor



First Floor



Second Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		86

Shepherds
Riverside House
6 Mill Bridge
Hertford
Hertfordshire
SG14 1PY

Tel: 01992 551955

Email: enquiries@shepherdsofhertford.co.uk

To find out more or arrange a viewing please contact 01992 551955 or visit www.shepherdsofhertford.co.uk