



| 82 Bengeo Street | Bengeo | SG14 3EX

Price guide £305,000

A spacious two double first bedroomed maisonette with private 80'0 x 40'0 garden area and garage en-bloc. The property enjoys gas central heating and double glazing throughout with a long lease remaining making this a desirable first purchase or investment opportunity. This maisonette is the largest within a small development of only six properties and is situated in the peaceful and popular area of Bengeo. OFFERED CHAIN FREE!



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A better home
moving experience



Front door into:

Entrance Hall:

Recessed storage cupboard and carpeted stairs to:

First Floor Landing:

Recessed storage cupboard, radiator, access to loft space and doors to:

Kitchen/Breakfast Room:

12'4 x 9'10 (3.76m x 3.00m) UPVC double glazed window to rear, range of pine base and wall cupboards with complimentary roll edge work surfaces incorporating one and a half bowl single drainer sink unit with mixer tap, appliance space for gas cooker, fridge/freezer, washing machine and dishwasher with plumbing provided, wall mounted Valliant combination gas boiler supplying central heating and hot water.

Lounge:

13'7 x 12'1 (4.14m x 3.68m) Dual uPVC double glazed windows to front, feature fireplace with coal effect gas fore and cast iron surround with marble hearth, radiator, television and telephone point.

Bedroom 1:

13'9 x 11'9 (4.19m x 3.58m) UPVC double glazed window to rear and radiator.

Bedroom 2:

17'1 x 8'2 (5.21m x 2.49m) Dual uPVC double glazed windows to front and radiator.

Bathroom:

7'9 x 7'0 (2.36m x 2.13m) Opaque uPVC double glazed window to rear, recently refitted white suite comprising low level WC, vanity wash hand basin, panel enclosed bath with mixer tap and wall mounted electric Triton power shower and tiled flooring.

Gardens:

Approx 80'0 x 40'0 (Approx 24.38m x 12.19m) Shared side vehicular access to garage and parking area then leads to further plot of land which is apart from the property and left as a private area of garden, registered to the title of this property and lying directly to the rear of the garage block.

Garage:

Arranged en bloc nearby with up and over door.

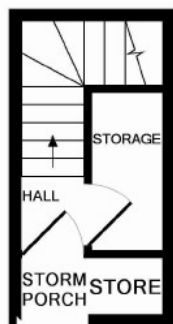
Tenure:

Leasehold : 999 years from 1960

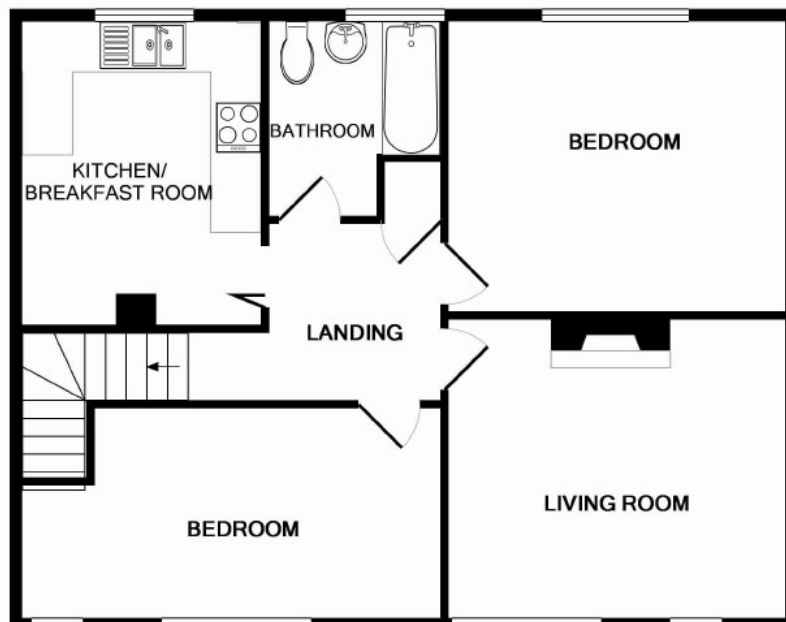
Ground Rent : £10 per annum







GROUND FLOOR
APPROX. FLOOR
AREA 72 SQ.FT.
(6.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 721 SQ.FT.
(67.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 792 SQ.FT. (73.6 SQ.M.)

KeyAGENT LTD Floor Plans are produced and provided for illustration purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. To find out more about KeyAGENT please visit www.keyagent.co.uk (Tel: 0845 475 4165)
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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			
(39-54) E		49	59
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
(39-54) E		43	52
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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