



| 6 Providence Place | Hertford | SG14 1EH

Price guide £499,995

A peaceful and exclusive gated mews development at the centre of town and convenient for all local facilities for this well presented three bedroom end-terrace home offering an attractive kitchen, good sized living room 22'3 x 14'7, en-suite bathroom as well as a ground floor cloakroom. Gas centrally heated and double glazed the property also enjoys air conditioning and externally has it's own private and secluded patio to the rear with garage and parking arranged close by.



shepherds
A better home
moving experience



Front door with glazed top lights into:

Entrance Hall:

Staircase and single radiator. Doors off:

Cloakroom:

White suite comprising low level WC and wash hand basin. Half tiled and with single radiator.

Kitchen:

10'4 x 9'2 (3.15m x 2.79m) Fitted with a comprehensive range of attractive fitted units comprising wall and base cupboards, drawers and shelving with hardwood surfaces, tiled splash backs. One and a half bowl single drainer stainless steel sink unit with mixer tap. Plumbing for automatic washing machine. Gas four ring hob with electric oven under and stainless steel extractor over. Plumbing and space for slimline dishwasher. Ceramic tiled flooring. Entry phone.

Living/Dining Room:

22'3 x 14'7 (6.78m x 4.45m) Of a good size with casement window and french doors on to patio to rear. Hardwood flooring. Double radiator. Air conditioning unit. Inset down lighters. Under stairs cupboard.

First Floor Landing:

Access to insulated loft. Single radiator. Airing cupboard housing boiler. Doors off:

Bedroom 1:

12'3 x 10'11 (3.73m x 3.33m) Aspect to rear. Single radiator.

En-Suite Bathroom:

White suite comprising tiled enclosed bath with wall mounted power shower. Vanity unit incorporating wash hand basin and cupboard under Low level WC. Obscure window. Extensively tiled and with extractor fan.

Bedroom 2:

9'5 x 8'6 (2.87m x 2.59m) Aspect to front. Single radiator.

Bedroom 3:

8'9 x 7'1 (2.67m x 2.16m) Aspect to rear. Wardrobe cupboard. Single radiator.

Courtyard Patio

24'3 x 9'8 (7.39m x 2.95m) Paved with high walled and fenced boundaries providing excellent seclusion.

Garage:

16'8 x 8'3 (5.08m x 2.51m) Arranged close by and accessed via Fore Street. With up and over door.

Allocated Parking

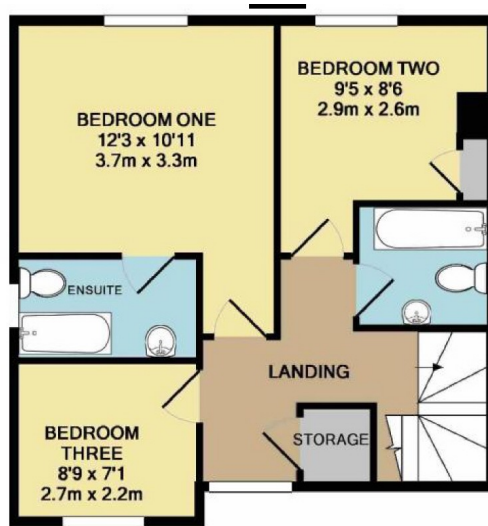
To front of garage.



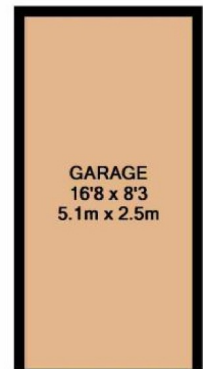




GROUND FLOOR
APPROX. FLOOR
AREA 633 SQ.FT.
(58.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 491 SQ.FT.
(45.6 SQ.M.)



TOTAL APPROX. FLOOR AREA 1124 SQ.FT. (104.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metroplex ©2018



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		67	73
(39-54) E			
(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		65	72
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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