



| 19 The Copse | Hertford | SG13 7TX

Price guide £330,000

Open House - Saturday 21st July - 10.30am - 12.00pm by appointment only. A staggered end-terrace "Abbey" built home offering two bedrooms, lounge/diner, downstairs cloakroom and kitchen and is situated on the east side of town within the popular Foxholes development. Gas centrally heated and double glazed throughout the property has the scope for someone to put their own stamp on and offers the unusual benefit of parking for two vehicles to the immediate side on own the property's own driveway and gardens with a sunny aspect to the rear. Offered CHAIN FREE.



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moving experience



Front door into:

Entrance Hall:

Wood flooring, stairs to first floor, radiator, door to cloakroom and doorway to:

Kitchen:

8'4 x 6'0 (2.54m x 1.83m) Double glazed window to front, coving, tiled flooring, fitted with a range of base and wall cupboards with roll edge work surfaces over incorporating single drainer stainless steel sink unit with mixer tap, wall mounted gas boiler, tiled splash backs, appliance space for fridge freezer, electric cooker and washing machine with plumbing provided.

Cloakroom:

Low level WC, extractor, radiator, coving, corner wall mounted wash hand basin with tiled splash backs and tiled flooring.

Lounge/Diner:

15'3 x 12'3 (4.65m x 3.73m) Double glazed window to rear and French doors to garden, wood flooring, under stairs cupboard, coving, two radiators and television point.

First Floor Landing:

Coving, access to loft space and doors to:

Bedroom 1:

12'3 x 8'6 (3.73m x 2.59m) Dual double glazed windows to rear, two radiators and coving.

Bedroom 2:

12'3 x 8'6 (3.73m x 2.59m) Dual double glazed windows to front, two radiators, coving and over stairs cupboard.

Bathroom:

6'8 x 5'8 (2.03m x 1.73m) Opaque double glazed window to side, low level WC, bath with mixer tap and wall mounted shower attachment, vanity wash hand basin with mixer tap and cupboard under, radiator, extractor and tiled walls to half height.

Rear Garden:

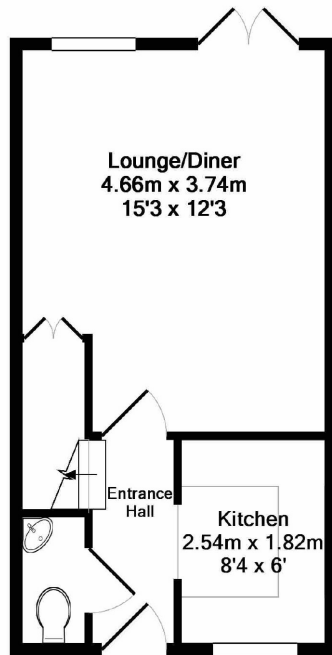
Approx 20'0 (Approx 6.10m) Laid to lawn with patio and enclosed by panel fencing with timber shed with power connected and pedestrian gated side access leading to:

Allocated Parking:

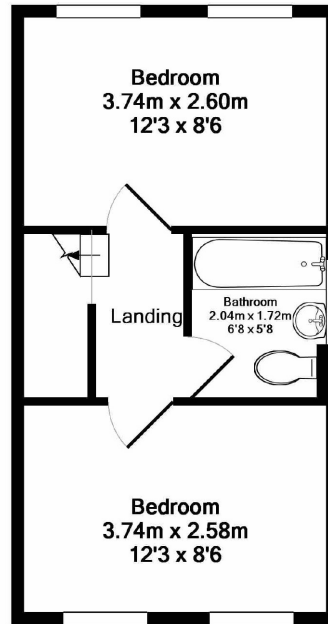
Allocated parking space for two cars with additional visitors spaces available.







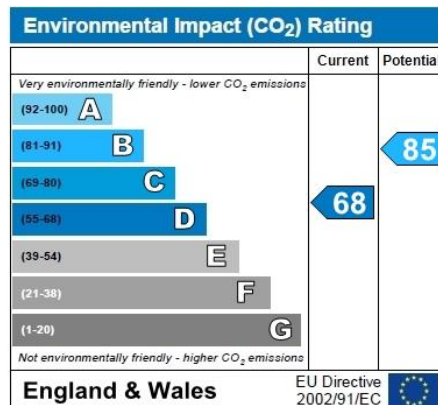
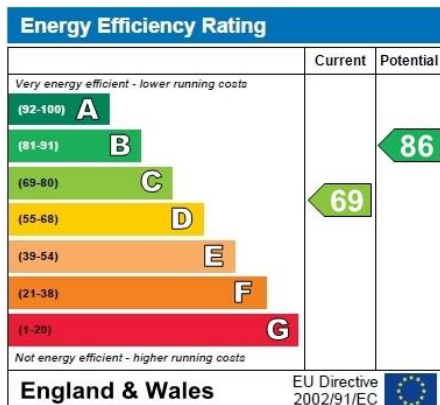
Ground floor
Approx. Floor
Area 26.9 Sq.M.
(290 Sq.Ft.)



1st floor
Approx. Floor
Area 26.9 Sq.M.
(289 Sq.Ft.)

Total Approx. Floor Area 53.8 Sq.M. (579 Sq.Ft.)

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
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