



| 63 Halleys Ridge | Hertford | SG14 2TH

Price guide £237,500

A tastefully presented one bedroom purpose built first floor maisonette situated on this popular modern development on the west side of town within walking distance of Hertford North mainline TRAIN STATION and within easy access of the A414. This fully double glazed and gas centrally property offers a fantastic opportunity for both first time buyers and potential investors with spacious and airy accommodation to include 14' lounge/diner with open plan kitchen and refitted bathroom. With the additional benefit of allocated PARKING plus ample visitors spaces also available. CHAIN FREE!



shepherds
A better home
moving experience



Front door into:

Entrance Hall:

Radiator and stairs to first floor leading to:

First Floor Landing:

Doors leading to:

Lounge/Diner:

14'8 x 14'0 (4.47m x 4.27m) UPVC double glazed window to rear, television and telephone points, radiator and open plan to:

Kitchen:

6'1 x 5'10 (1.85m x 1.78m) Fitted with a range of base and wall cupboards with contrasting work surfaces over incorporating single drainer stainless steel sink unit with mixer tap, tiled splash backs, breakfast bar, appliance space for fridge freezer and washing machine with plumbing provided, built in stainless steel electric oven with separate stainless steel gas hob over.



Bedroom:

11'7 x 9'8 (3.53m x 2.95m) UPVC double glazed window to front, radiator and airing cupboard housing hot water cylinder.

Bathroom:

Extractor, low level WC pedestal wash hand basin, tile enclosed bath with mixer tap and wall mounted shower attachment, radiator and extensively tiled walls.

Allocated Parking:

Allocated parking space for one car plus additional casual visitors spaces available.

Tenure:

Leasehold: to be confirmed

Ground Rent: to be confirmed

Service Charge: to be confirmed

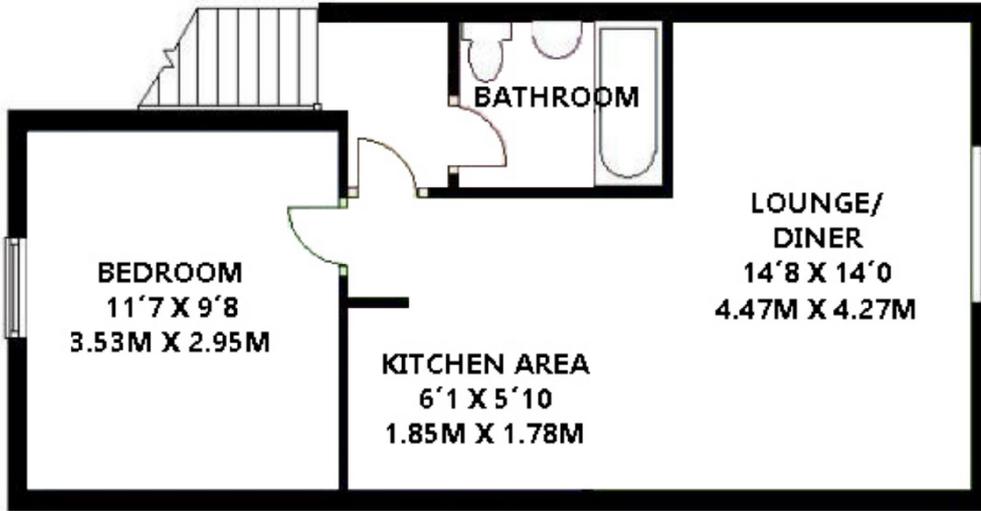




GROUND FLOOR



FIRST FLOOR



Total area: approx. 41.4 sq. metres (445.3 sq. feet)

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	73	76

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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	75	80

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