



| 49 Ladywood Road | Hertford | SG14 2TE

Price guide £320,000

A PEACEFUL location COMMANDING ATTRACTIVE VIEWS at the heart of this POPULAR DEVELOPMENT on the west side of town and within walking distance to Hertford North mainline RAIL STATION. This double glazed and gas centrally heated home offers 13' living room, 12' kitchen/diner and 30' private rear garden with ALLOCATED PARKING to the rear.



shepherds
A better home
moving experience



Front door into:

Living Room:

13'7 x 12'3 (4.14m x 3.73m) UPVC double glazed window to front, radiator, television and telephone point, stairs to first floor with cupboard under, wood flooring and opening to:

Kitchen/Diner:

12'3 x 9'3 (3.73m x 2.82m) UPVC double glazed window to rear and French doors into lean to with access to the rear garden, radiator, wood flooring, fitted with a range of base and wall cupboards with contrasting work surfaces over incorporating single drainer stainless steel single drainer sink unit with mixer tap, metro tiled splash backs, appliance space for fridge, electric cooker and washing machine with plumbing provided.

First Floor Landing:

Access to loft space, airing cupboard housing gas boiler and doors to:

Bedroom 1:

10'6 x 8'11 (3.20m x 2.72m) UPVC double glazed window to front, radiator, wood flooring, recessed cupboard and large recessed wardrobe with hanging rail.

Bedroom 2:

9'2 x 7'5 (2.79m x 2.26m) UPVC double glazed window to rear, radiator and wood flooring.

Bathroom:

9'2 x 4'10 (2.79m x 1.47m) Opaque UPVC double glazed window to rear, fitted with a white three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and cupboard built under, panel enclosed bath with mixer tap and wall mounted shower attachment with glass screen, metro tiled splash backs and radiator.

Rear Garden:

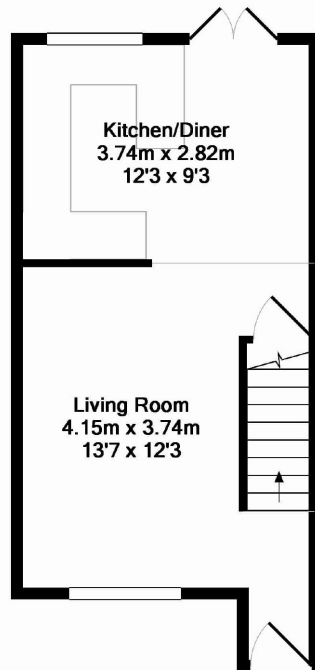
Approx 30'0 (Approx 9.14m) Private garden to rear laid to lawn and enclosed by panel fencing with pedestrian gated access at rear leading to:

Allocated Parking:

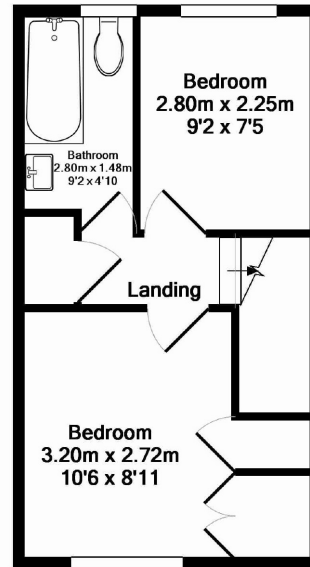
Allocated parking space for one car with further ample visitors spaces available.







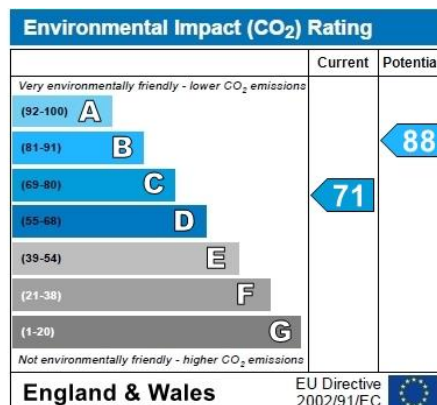
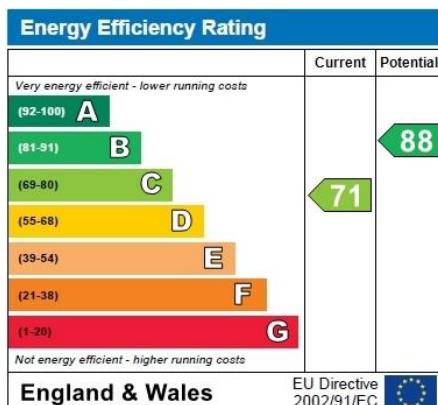
Ground floor
Approx. Floor
Area 26.9 Sq.M.
(289 Sq.Ft.)



1st floor
Approx. Floor
Area 25.9 Sq.M.
(279 Sq.Ft.)

Total Approx. Floor Area 52.8 Sq.M. (568 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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