



| 40 Sele Mill | Hertford | SG14 1LD

Price guide £375,000

SOMETHING SPECIAL - A SECURE GATED DEVELOPMENT within moments walk of HERTFORD NORTH RAIL STATION and the TOWN CENTRE and originally converted around the Old Mill. This highly individual property offers well presented and contemporary living with accommodation arranged over two floors via SPIRAL STAIRCASE to include an ATTRACTIVE FITTED KITCHEN with granite worktops & stainless steel appliances and a fully tiled bathroom. TWO ALLOCATED PARKING SPACES via both covered space and an additional space directly to the front of the house. MUST BE VIEWED.



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A better home
moving experience



Front door into:

Living Room:

21'1 x 15'2 (6.43m x 4.62m) Double glazed sash window to front, 10' high ceiling, wood flooring, storage cupboard, recessed spot lights, coving, electric heater, television and telephone points, feature spiral staircase to first floor with full length mirror backing and open plan to:

Kitchen:

8'0 x 7'6 (2.44m x 2.29m) Recessed spot lights, coving, fitted with a range of modern base and wall cupboards with contrasting granite work surfaces over incorporating one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated appliances to include washing machine, dishwasher, fridge freezer and microwave, built in stainless steel oven with separate ceramic hob and stainless steel extractor hood over, 10' high ceiling and wood flooring.

First Floor Landing:

Recessed spot lights, coving, airing cupboard housing hot water cylinder and doors to:

Bedroom 1:

13'3 x 8'10 (4.04m x 2.69m) Double glazed sash window to front, electric heater, access to loft space, recessed spot lights and coving.

Bedroom 2:

13'3 x 6'0 (4.04m x 1.83m) Double glazed sash window to front, recessed spot lights, electric heater, fitted wardrobe and coving.

Bathroom:

Fully tiled room fitted with white three piece suite comprising concealed cistern WC, wall mounted wash hand basin with mixer tap, tile enclosed bath with mixer tap with shower attachment plus additional separate mixer shower over with glass screen, extractor, recessed spotlights, electric towel rail and shaver point.

Communal Grounds:

Attractive riverside gardens to rear laid to lawn with seating area.

Allocated Parking:

One allocated parking space directly to the front of the property with an additional allocated covered parking space located near by with storage area to the rear. Casual visitors spaces also available.

Tenure:

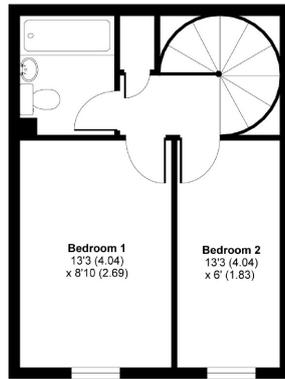
Leasehold - to be confirmed
Service Charge - to be confirmed
Ground Rent - to be confirmed



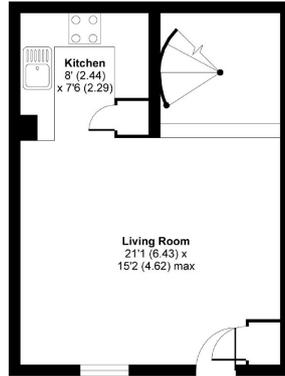


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APPROX. GROSS INTERNAL FLOOR AREA 632 SQFT / 59 SQM



FIRST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Shepherd Estates and no guarantee as to their operating ability or their efficiency can be given.

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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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		43	68
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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		57	56
England & Wales	EU Directive 2002/91/EC		

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