



| 6 The Folly | Hertford | SG14 1QD

Price guide £304,500

BUY THIS PROPERTY WITH A 70% SHARE - Embrace "ISLAND LIVING" on the edge of HERTFORD'S cosmopolitan TOWN CENTRE with this DELIGHTFUL CHARACTER COTTAGE situated on the popular and highly sought after central location of FOLLY ISLAND with easy access to all local amenities to include shops, restaurants, LEISURE FACILITIES and two mainline TRAIN STATIONS with links into central London. This fully double glazed and gas centrally heated home offers TWO RECEPTION rooms, REFITTED BATHROOM and SUNTRAP courtyard garden to rear.



shepherds
A better home
moving experience



Front door into:

Living Room:

12'1 x 11'11 (3.68m x 3.63m) Double glazed window to front, wooden flooring, feature fireplace, radiator, fitted shelving to chimney recess and door to:

Dining Room:

12'1 x 11'10 (3.68m x 3.61m) Double glazed window to side, stairs to first floor, radiator and archway through to:

Kitchen:

10'3 x 6'9 (3.12m x 2.06m) Window to rear and stable door into garden, fitted with a range of solid wood base and wall cupboards with work surfaces over

Bathroom:

10'3 x 5'6 (3.12m x 1.68m) Opaque double glazed window to rear, fitted with a white three piece suite comprising pedestal wash hand basin, low level WC,

First Floor Landing:

Doors to:

Bedroom 1:

11'10 x 11'10 (3.61m x 3.61m) Double glazed window to front, radiator and built in wardrobes.

Bedroom 2:

11'11 x 8'9 (3.63m x 2.67m) Double glazed window to rear and radiator.

Garden:

21'5 x 13'5 (6.53m x 4.09m) Patio style garden to rear enclosed by panel fencing and with pedestrian gated side access to front.

Permit Parking Scheme:

There is a permit parking scheme in place for the residents of Folly Island.







Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

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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		
England & Wales	EU Directive 2002/91/EC	85

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	39

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To find out more or arrange a viewing please contact 01992 551955 or visit www.shepherdsofhertford.co.uk