



| 410 Ware Road | Hertford | SG13 7EW

Price guide £325,000

REPRESENTING TERRIFIC VALUE! - Boasting a SOUTH FACING 90' REAR GARDEN this Victorian character cottage is situated on the eastern outskirts of town. Newly double glazed and gas centrally heated the property offers accommodation arranged over three levels to include an 11' SITTING ROOM arranged open plan to the 10' DINING ROOM. Further features include a TANKED BASEMENT ROOM and with first floor bathroom and ground floor cloakroom.



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moving experience



Side door into:

Dining Room:

10'2 x 8'7 (3.10m x 2.62m) Tiled flooring, radiator, doors to kitchen and stairs leading down to basement, door to inner lobby and open plan to:

Sitting Room:

11'9 x 9'3 (3.58m x 2.82m) UPVC double glazed window to front, radiator and television point.

Kitchen:

10'6 x 10'3 (3.20m x 3.12m) UPVC double glazed window to rear and French doors to garden, L-shaped room with range modern refitted gloss white base and wall cupboards with contrasting work surfaces over incorporating twin circular stainless steel sink unit and drainer with mixer tap, tiled splash backs, appliance space for fridge/freezer, electric cooker, dishwasher, tumble dryer and washing machine with plumbing provided.

Basement Room:

11'9 x 9'8 (3.58m x 2.95m) Tanked room with UPVC double glazed window to side, radiator and carpeted.

Inner Lobby:

Stairs to first floor and door to:

Cloakroom:

Opaque UPVC double glazed window to side, low level WC, wall mounted wash hand basin, cupboard housing gas boiler supplying central heating and hot water.

First Floor Landing:

Access to loft space and doors to:

Bedroom 1:

11'9 x 9'8 (3.58m x 2.95m) UPVC double glazed window to front and radiator.

Bedroom 2:

10'2 x 4'7 (3.10m x 1.40m) UPVC double glazed window to rear and radiator.

Bathroom:

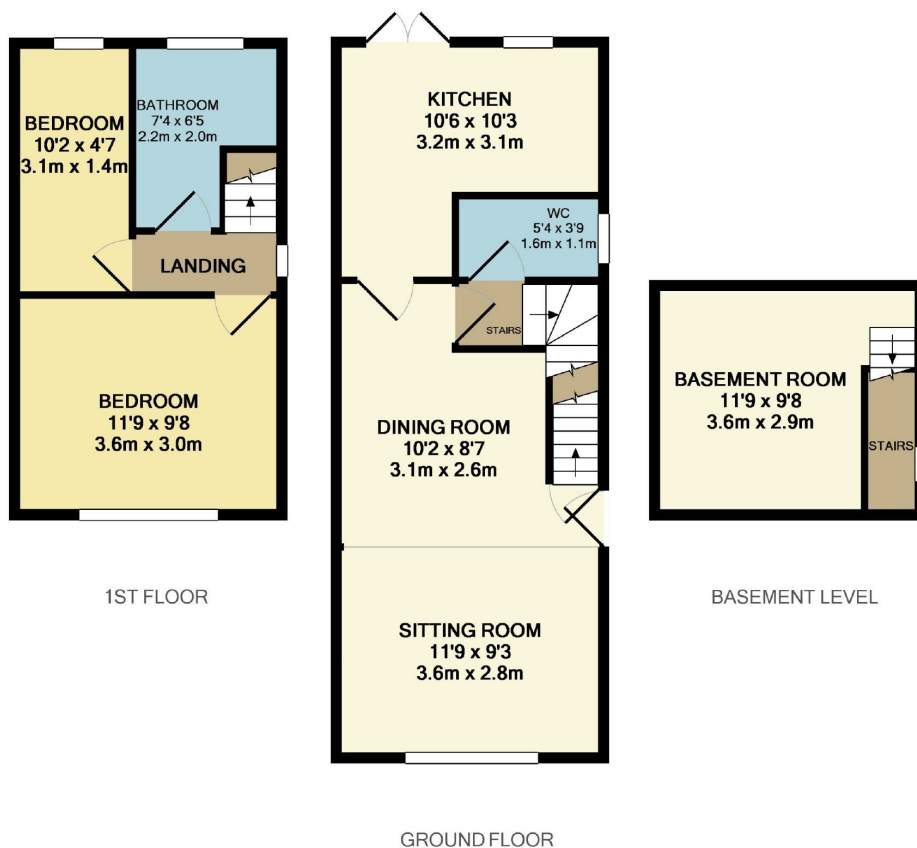
7'4 x 6'5 (2.24m x 1.96m) Opaque UPVC double glazed window to rear, refitted white suite comprising low level WC, designer circular vanity wash hand basin with cupboard under, panel enclosed bath with shower screen and wall mounted electric power shower and radiator.

Rear Garden:

Approx 90'0 (Approx 27.43m) Approx 90' south facing mature gardens predominately laid to lawn with paved patio area with further raised terrace to rear, hedge and planted borders with fruit trees, feature pond and hard standing for large timber shed with power and light connected. Enclosed by panel fencing with pedestrian gated side access to front.







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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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	

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	

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