



| 93 Wellington Street | Hertford | SG14 3AN

Price guide £540,000

PEACEFUL and MATURE EDGE OF TOWN POSITION and short walk to HERTFORD NORTH MAINLINE TRAIN STATION and level walk to the town centre for this beautifully presented semi-detached Victorian house situated in this highly desirable and sought after location. Offering accommodation arranged over three levels to include SPACIOUS 14' KITCHEN/BREAKFAST ROOM with breakfast bar and range of integrated appliances, 12' dining room, 12' LOUNGE with feature WOOD BURNING STOVE and first floor family bathroom with the additional benefit of a ground floor cloakroom. Attractive and low maintenance 40' landscaped garden to rear with raised seating area.



shepherds
A better home
moving experience



Front door into:

Dining Room:

12'1 x 10'6 (3.68m x 3.20m) UPVC double glazed window to side, stairs to first floor with cupboard under, Karndean flooring, recessed spot lights, radiator with cover, open plan to kitchen/breakfast room and door to:

Cloakroom:

Low level WC and corner wall mounted wash hand basin.

Kitchen/Breakfast Room:

14'0 x 13'4 (4.27m x 4.06m) Dual aspect UPVC double glazed windows to side and rear and door to outside, skylight, recessed spot lights, fitted with an extensive range of base and wall units with contrasting work surfaces over incorporating enamel single drainer sink unit with mixer tap, appliance space for fridge freezer and range style oven with extractor hood over, integrated dishwasher and washing machine, cupboard housing mini tumble dryer with venting, Karndean flooring and radiator.



Lounge:

12'2 x 10'8 (3.71m x 3.25m) UPVC double glazed sash window to front, oak flooring, radiator and feature wood burning stove.

First Floor Landing:

Radiator, door to inner landing with stairs to second floor with under stairs cupboard and doors to:

Bedroom 1:

12'1 x 10'8 (3.68m x 3.25m) UPVC double glazed sash window to front, radiator, recessed cupboard and feature fireplace.



Bedroom 2:

8'8 x 8'0 (2.64m x 2.44m) UPVC double glazed window to rear, storage cupboard and radiator.

Bathroom:

9'9 x 7'2 (2.97m x 2.18m) Opaque UPVC double glazed window to rear, low level WC, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer shower over and curved glass screen, tall chrome heated towel rail and fully tiled walls.

Second Floor:

Stairs from first floor leading to:

Bedroom 3:

16'0 x 10'5 max (4.88m x 3.18m max) Dual aspect UPVC double glazed window to rear and sky light to front, recessed spot lights, eaves storage cupboards and cupboard housing gas boiler.

Rear Garden:

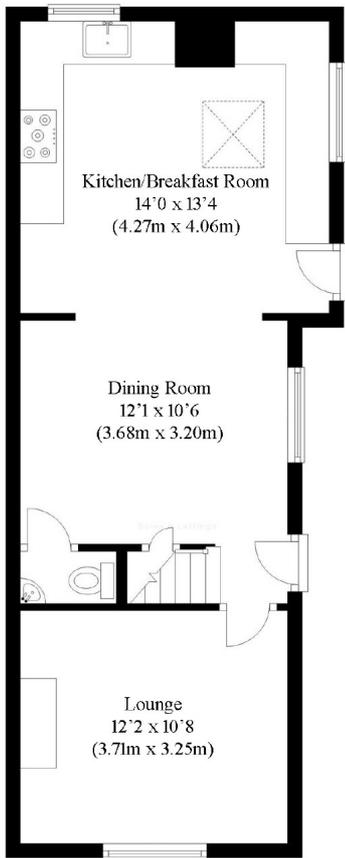
Approx 40'0 (Approx 12.19m) Attractive landscaped garden to rear with raised flower borders, steps leading to additional seating area with large timber shed and power and light connected, enclosed by panel fencing with pedestrian gated side access to front, outside tap, lighting and power point.



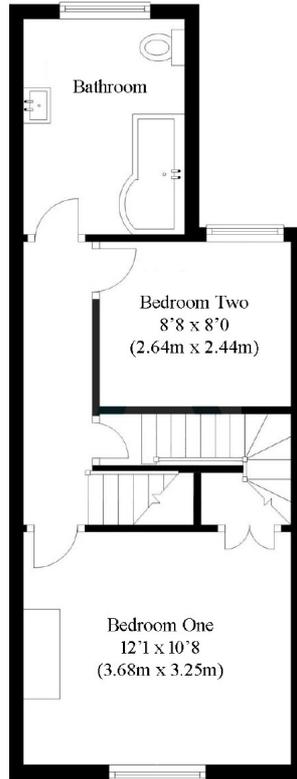
Front:

Gated paved front garden with timber storage shed for bins.

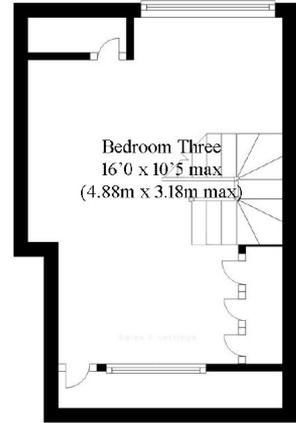




Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(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		66	
(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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