



| 2 Fanshawe Court | Bengeo | SG14 3AP

Price guide £280,000

SHARE OF FREEHOLD - for this tastefully and well presented purpose built maisonette located in this highly sought after and convenient position within the heart of Bengeo and within walking distance to both HERTFORD NORTH MAINLINE TRAIN STATION and the town centre with all its local amenities. This fully double glazed and gas centrally heated home offers a 13' LIVING ROOM. REFITTED CONTEMPORARY STYLE GLOSS WHITE KITCHEN and refitted bathroom and is a superb opportunity for both first time buyers and investors. NO MAINTENANCE CHARGE and peppercorn ground rent £5 per annum.



shepherds
A better home
moving experience



Walkway from street level leading to private front door into:

Entrance Hall:

Access to insulated and boarded loft space with pull down ladder and light, spot lights, wood flooring, radiator and doors to:

Kitchen:

9'8 x 8'2 (2.95m x 2.49m) Double glazed window to front, fitted with a range of contemporary style base and wall cupboards with contrasting work surfaces over incorporating one and a half bowl single drainer stainless steel sink unit with mixer tap, cupboard housing gas boiler, metro tiled splash backs, built in stainless steel oven with separate electric hob and filter hood over, integrated slimline dishwasher, appliance space for fridge freezer and washing machine with plumbing provided.

Living Room:

13'11 x 12'7 (4.24m x 3.84m) Double glazed window to rear, wood flooring, radiator, television and telephone points.

Bedroom 1:

12'4 x 11'6 (3.76m x 3.51m) Double glazed window to rear, wood flooring and radiator.

Bedroom 2:

11'7 x 6'7 (3.53m x 2.01m) Double glazed window to front, wood flooring and radiator.

Bathroom:

Opaque double glazed window to front, fitted with a contemporary style white three piece suite comprising tiled enclosed bath with mixer tap and separate wall mounted rainfall shower over with additional hand rinser and folding glass screen, wash hand basin with mixer tap, low level WC, chrome heated towel rail, tiled flooring and extensively metro tiled walls with airing cupboard housing Megaflo hot water cylinder.

Tenure:

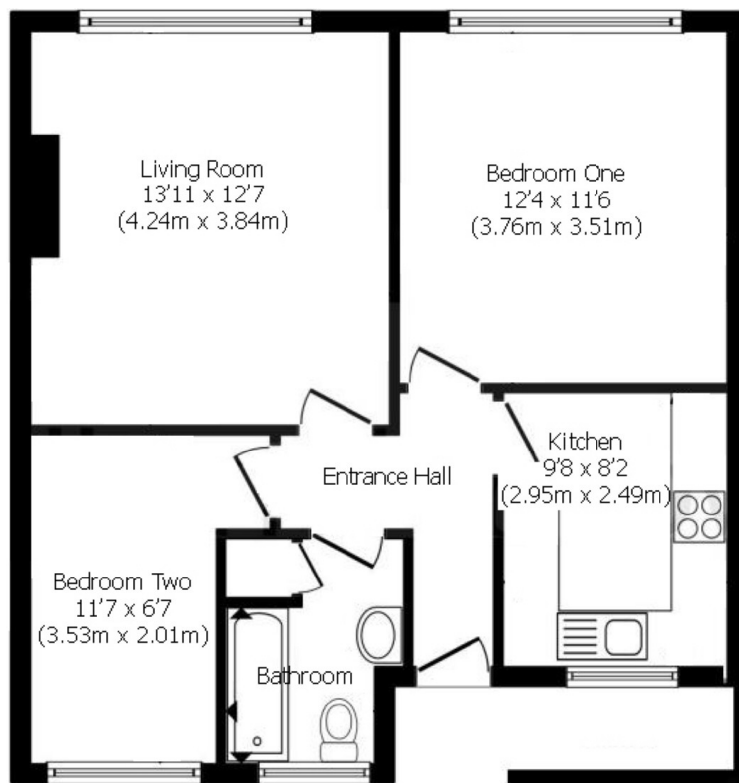
Share of Freehold

Service Charge - Nil

Ground Rent - peppercorn







Floor Plan

Total floor area 55.0 sq. m. (592 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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			
		71	77
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			
		72	80
England & Wales		EU Directive 2002/91/EC	

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