



| 15 Clyde Terrace | Hertford | SG13 7JP

Price guide £375,000

A well presented older style terraced house situated in this popular and mature location on the east side of Hertford within the SG13 catchment and walking distance to local schooling and mainline train station with links into London. Offering spacious family accommodation throughout to include refitted contemporary style 16' kitchen/ diner, 13' living room, 15' conservatory and first floor bathroom. With the additional benefit of 75'0 west facing garden to rear and driveway to front providing off street parking. Must be viewed.



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Front door into:

Entrance Hall:

Radiator, laminate wood flooring, stairs to first floor and door into:

Living Room:

13'11 x 13'5 (4.24m x 4.09m) UPVC double glazed window to front, laminate wood flooring, radiator, under stairs cupboard, coving, feature electric fire with surround and archway through to:

Kitchen/Diner:

16'11 x 9'1 (5.16m x 2.77m) Dual windows to rear and French doors into conservatory, fitted with a range of contemporary style gloss white base and wall cupboards with contrasting work surfaces over incorporating stainless steel single drainer sink unit with mixer tap, radiator, wall mounted gas boiler, laminate wood flooring, appliance space for tumble dryer and washing machine with plumbing provided, built in stainless steel electric oven with separate stainless steel electric hob and extractor hood over, metro tiled splash backs.

Conservatory:

15'7 x 9'9 (4.75m x 2.97m) French doors to rear garden, laminate wood flooring and radiator.

First Floor Landing:

Access to loft space and doors to:

Bedroom 1:

13'4 x 8'11 (4.06m x 2.72m) UPVC double glazed window to rear, radiator, airing cupboard housing hot water cylinder and feature fireplace.

Bedroom 2:

11'2 x 9'3 (3.40m x 2.82m) UPVC double glazed window to front, built in wardrobes and radiator.

Bedroom 3:

9'9 x 8'0 (2.97m x 2.44m) UPVC double glazed window to rear and radiator.

Bathroom:

7'5 x 5'9 (2.26m x 1.75m) Opaque UPVC double glazed window to front, fitted with a white three piece suite comprising low level WC, panel enclosed bath with separate Triton electric shower over, vanity wash hand basin, radiator, tiled flooring and extensively tiled walls.

Rear Garden:

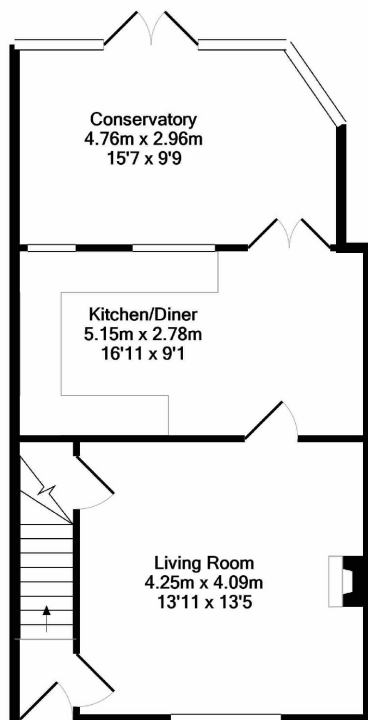
Approx 75'0 (Approx 22.86m) West facing garden to rear predominately laid to lawn with paved patio, enclosed by panel fencing with timber decking to rear and timber shed.

Driveway:

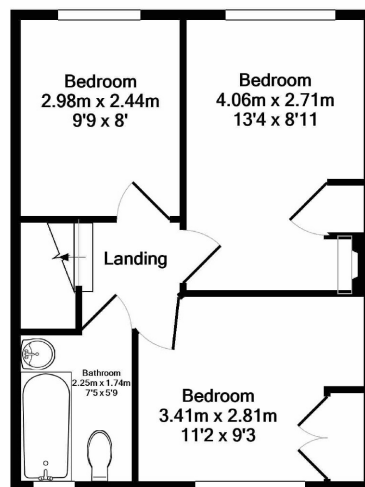
Driveway to front providing off street parking.







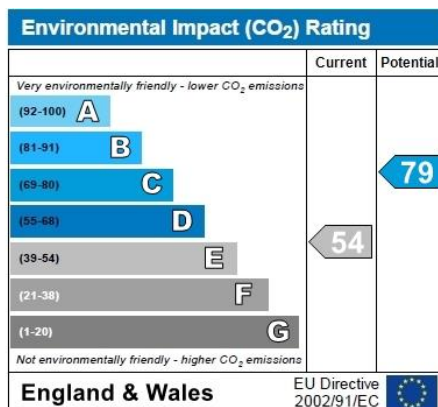
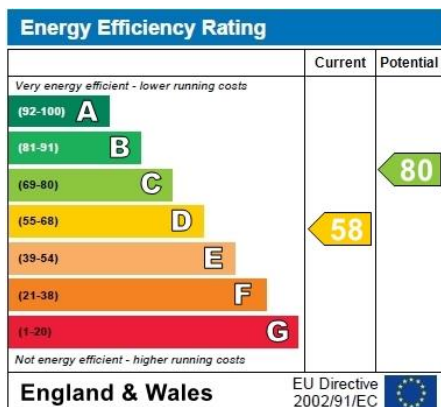
Ground floor
Approx. Floor
Area 49.0 Sq.M.
(528 Sq.Ft.)



1st floor
Approx. Floor
Area 35.4 Sq.M.
(381 Sq.Ft.)

Total Approx. Floor Area 84.4 Sq.M. (908 Sq.Ft.)

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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