



| 17 Byde Street | Hertford | SG14 3AR

Price guide £410,000

WALKING DISTANCE TO HERTFORD NORTH MAINLINE TRAIN STATION AND TOWN CENTRE for this two bedroom Victorian terrace cottage in this popular and sought after location. This character home offers light and airy open plan accommodation to include 13' living room with refitted kitchen, ground floor bathroom and cloakroom. With the additional benefit of two brick built outhouses offering superb storage space and with potential to incorporate into the main living accommodation subject to planning permission. Attractively presented and well stocked 40' west facing garden to rear. Must be viewed.

Front door into:

Living Room:

13'10 x 10'10 (4.22m x 3.30m) UPVC double glazed window to front, wood flooring, radiator and open plan to:

Kitchen:

10'10 x 9'0 (3.30m x 2.74m) Fitted with a range of base and wall units with contrasting solid wood work surfaces over incorporating single drainer sink unit with mixer tap, tiled splash backs, tiled flooring, built in stainless steel oven with separate gas hob and extractor over, integrated fridge and slimline dishwasher, stairs to first floor and opening to:

Rear Lobby:

Tiled flooring, door to rear garden and doors to:

Bathroom:

Opaque UPVC double glazed window to rear, tiled flooring and extensively tiled walls, p-shaped panel enclosed bath with mixer tap and separate shower over with curved glass screen, extractor and recessed spot lights.

Cloakroom:

Opaque UPVC double glazed window to rear, extractor, recessed spot lights, low level WC, corner wall mounted wash hand basin with mixer tap and tiled splash back.

First Floor Landing:

Access to loft space and doors to:

Bedroom 1:

11'11 x 10'11 (3.63m x 3.33m) UPVC double glazed window to front, radiator and built in wardrobe with shelving unit.

Bedroom 2:

10'11 x 8'0 (3.33m x 2.44m) UPVC double glazed window to rear and radiator.

Rear Garden:

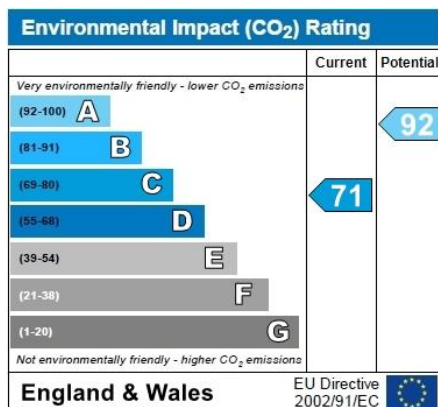
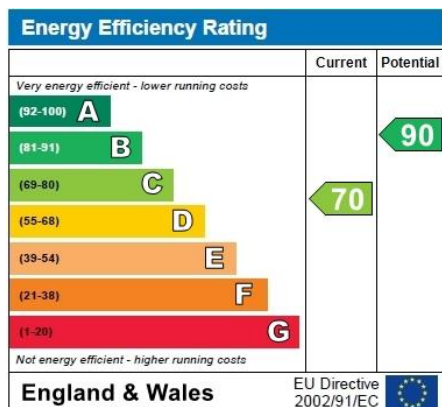
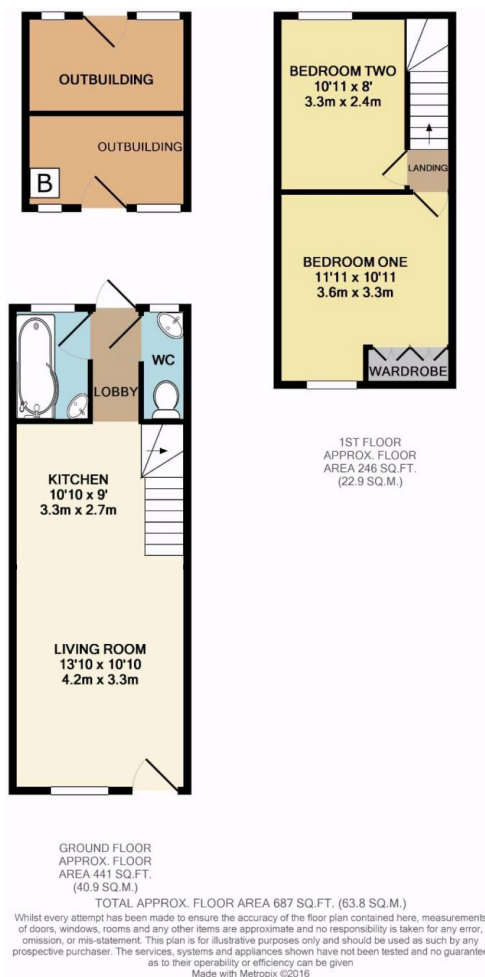
Approx 40'0 (Approx 12.19m) Attractively presented and well stocked west facing garden to rear with mature planted and flower borders, apples trees, pergolas and feature pond with vegetable patch to rear, enclosed by panel fencing with walled rear boundary. Paved patio with timber seating offering a tranquil outside space. Outside tap and lighting and access to:

Outbuildings:

With access to brick outbuilding with window to front and housing appliance space for washing machine, chest freezer and fridge with wall mounted gas boiler, plus additional outbuilding with window to front offering superb storage space.







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