

2 Molewood Road
Herford, Hertfordshire SG14 3AQ
£1,495



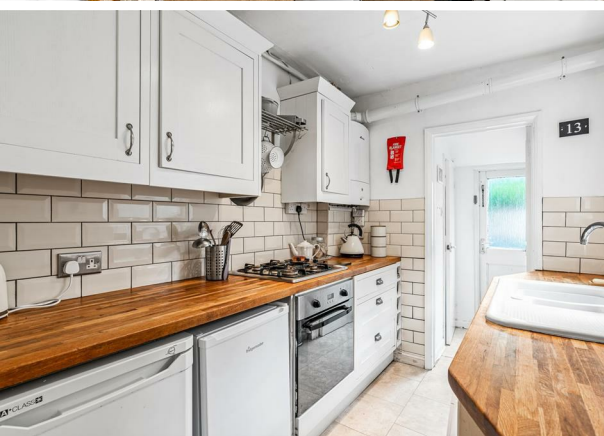


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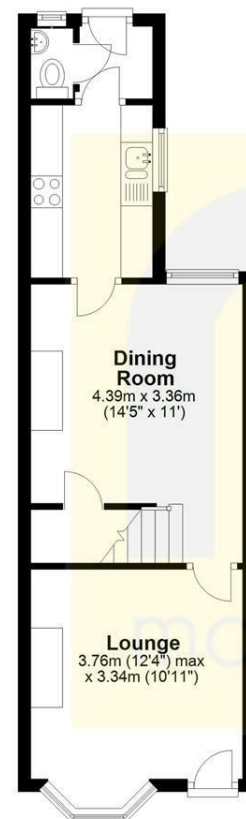
A Three Bedroom Victorian home situated in the heart of Bengeo in Hertford,. The Property is a 5 minute walk from Hertford North station. Hartham Common, Hertford town center and Hertford East are all also within easy walking distance. The property is perfectly located with its outstanding local schools and great commuter links. There are local parks, playgrounds and an excellent pub all within 3 minutes' walk.

The end-terrace house extends to approximately 830 sq ft and is arranged over three floors. The ground floor comprises lounge, Dining room, Kitchen and downstairs WC. On the first floor are two well sized, bright bedrooms and the bathroom. On the top Floor there is a nicely presented third bedroom. The property contains an abundance of period features, including original wooden flooring and fireplaces. The rear garden offers a low maintenance paved area, which is a fantastic place to catch the sun or entertain in the summer months.

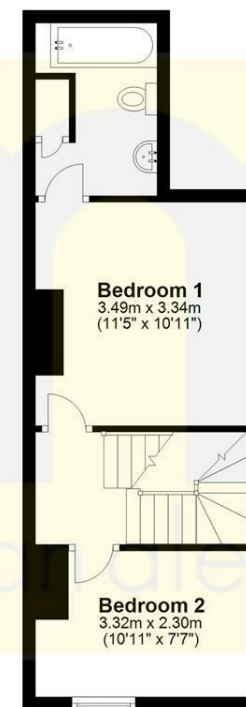




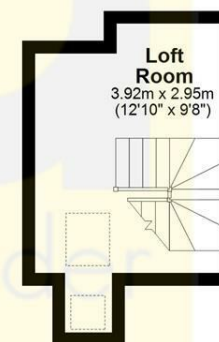
Ground Floor
Approx. 34.1 sq. metres (367.2 sq. feet)



First Floor
Approx. 31.4 sq. metres (338.1 sq. feet)



Second Floor
Approx. 11.7 sq. metres (125.6 sq. feet)



Total area: approx. 77.2 sq. metres (830.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 plus) 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	

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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