

74 Wellington Street
Hertford, SG14 3AW
Guide price £565,000

ma
morgan alexander





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A pretty three bedroom Victorian family home set in the heart of the ever popular lower part of Bengeo, being tucked along a popular residential street just a stone's throw from all the amenities of the Hertford Town Centre and a short walk to Hertford North Station.

This beautiful property is arranged over three floors, boasting good sized rooms for flexible living.

The property has delightful features such as fireplaces, sash windows and attractive flooring.

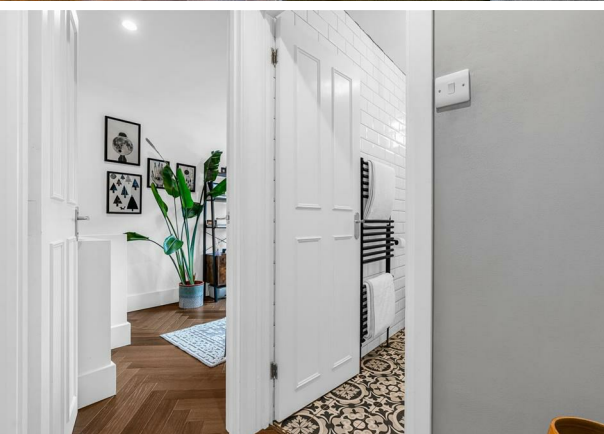
The ground floor comprises living room with sash window and period fireplace with log burner, home office with charming window seat overlooking the garden and stunning shower room.

The lower ground floor features the bright kitchen/ dining room which offers fitted units, built in appliances and room for a table. Bi folding doors lead to the garden.

On the first floor are two good size bedrooms and a staircase leads up to the top floor which offers the third bedroom with a Velux window and a storage area.

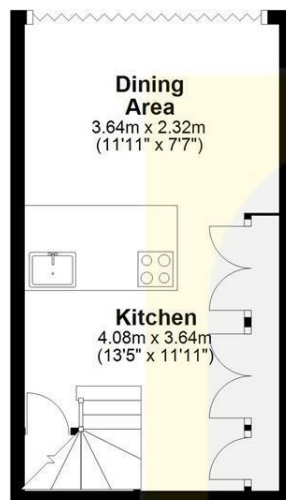
At the rear is a lovely sunny, enclosed garden, with storage shed, raised planters and lawn area. The gate at the rear of the garden leads out to Molewood Road.





Basement

Approx. 23.7 sq. metres (254.8 sq. feet)



Ground Floor

Approx. 26.8 sq. metres (288.4 sq. feet)



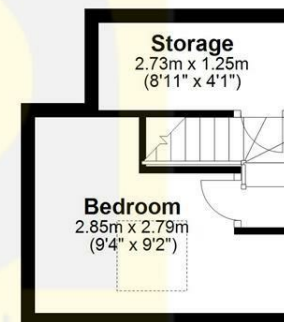
First Floor

Approx. 26.8 sq. metres (288.4 sq. feet)



Second Floor

Approx. 13.9 sq. metres (149.1 sq. feet)



Total area: approx. 91.1 sq. metres (980.7 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.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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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