

21b Molewood Road  
Hertford, SG14 3AQ  
Asking price £399,995







## 21b Molewood Road Hertford, SG14 3AQ

This well-presented two double bedroom first-floor maisonette offers comfortable and modern living in a great location. Just a short walk from Hertford North train station, it's perfect for anyone looking for convenience and a peaceful setting.

Inside, you'll find a spacious lounge/diner filled with natural light— The kitchen has been recently updated with modern units and appliances, making it a great space for cooking.

Both bedrooms are good-sized doubles, and the rear windows offer lovely views over open fields. The whole property has been refurbished to a high standard and is ready to move straight into.

Outside, there's a private garden area at the back—perfect for enjoying the sunshine—as well as a garage for extra storage or parking.

This home comes with a share of the freehold and has a long lease of 989 years. With no chain and only one neighbour below, it offers a quiet and low-maintenance lifestyle.

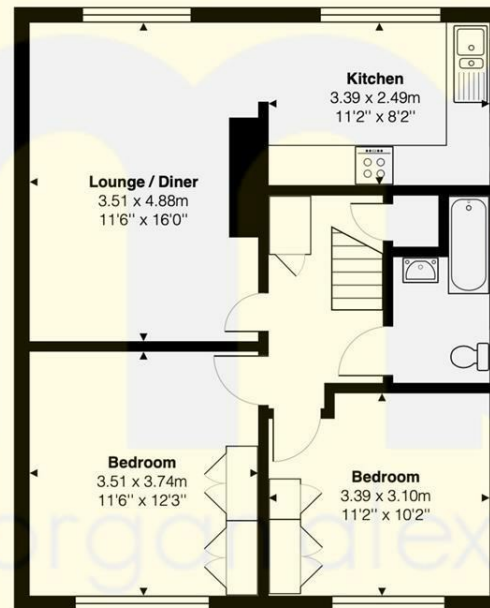




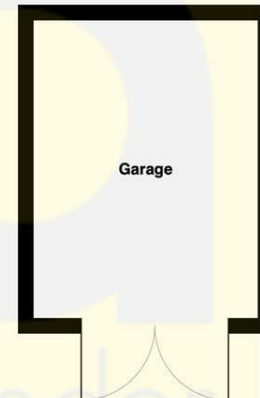




**Ground Floor**  
Area: 2.5 m<sup>2</sup> ... 27 ft<sup>2</sup>



**First Floor**  
Area: 62.0 m<sup>2</sup> ... 667 ft<sup>2</sup>



**Garage**

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 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.  
Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.

[morgan-alexander.co.uk](http://morgan-alexander.co.uk)



40 Castle Street, Hertford, Herts, SG14 1HH  
Tel: 01992 248028  
[westley@morgan-alexander.co.uk](mailto:westley@morgan-alexander.co.uk)