

**51 Tanners Crescent**  
**Herford, Hertfordshire SG13 8DS**  
**Guide price £470,000**







## 51 Tanners Crescent Hertford, Hertfordshire SG13 8DS

A modernised and spacious three bedroom terraced house situated in this popular cul-de-sac and the SG13 school catchment area. Within walking distance to Hertford Town centre and both of Hertford train lines serving London.

The property opens to an entrance hall going through to a large lounge with real wooden floors leading to a well finished, modern kitchen fitted with integrated appliances, also with access to the garden.

On the first floor there are three carpeted bedrooms and a modern family bathroom.

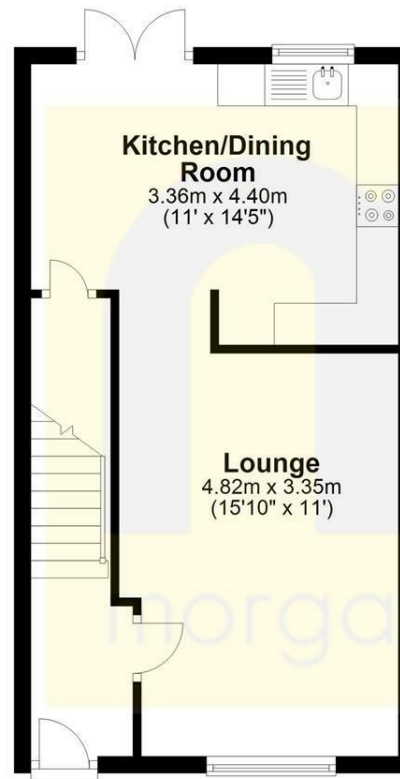
Being located on Tanners Crescent, this home is perfectly positioned close to the excellent transport links, shops, bars and restaurants of central Hertford, and of course Hartham Common and the River Lea, as well as Hertford's Saturday street market.

Property comes with garage on block.



## Ground Floor

Approx. 36.4 sq. metres (392.3 sq. feet)



## First Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



Total area: approx. 72.9 sq. metres (784.6 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		
	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.

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