

34 Hertingfordbury Road  
Hertford, SG14 1JX  
Guide price £359,995

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## 34 Hertingfordbury Road Hertford, SG14 1JX

CHAIN FREE - An attractive two-bedroom Victorian property set in the heart of Hertford.

A stone's throw from the charms and amenities of the Town Centre, Hertford Castle, Hartham Common and links to London from Hertford North and East Stations.

Full of delightful charm with its open fireplace, wood effect floors and double-glazed sash windows, a nicely fitted kitchen, modern bathroom and loft space.

The layout offers living room, fitted kitchen with breakfast bar, bathroom, two bedrooms on the first floor and courtyard garden to the rear.

Accommodation

Living Room

Kitchen Breakfast Bar

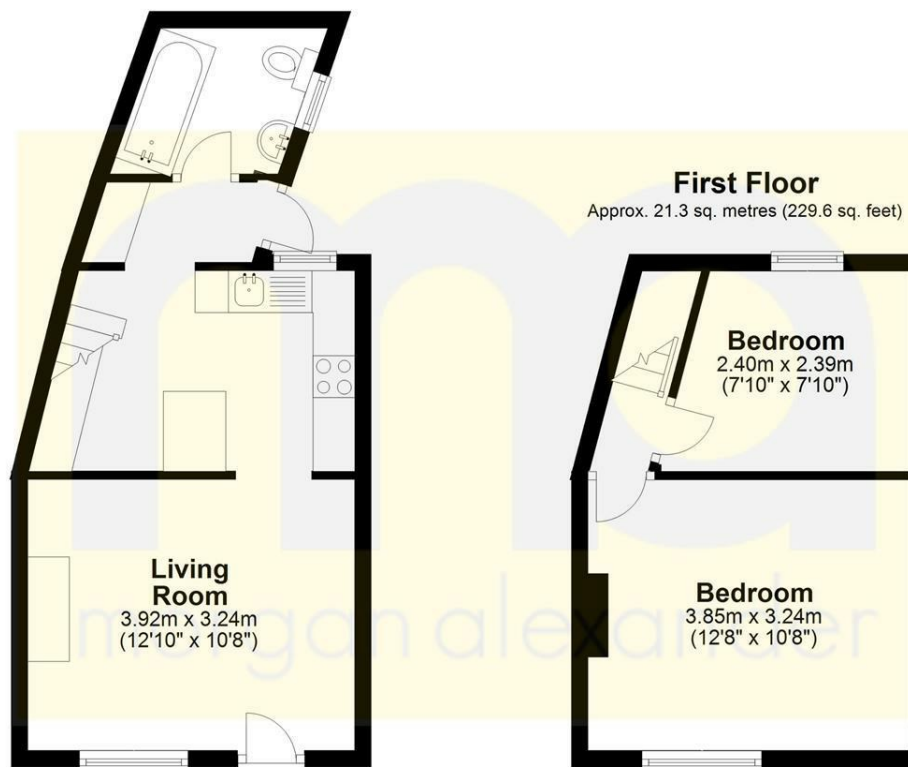






## Ground Floor

Approx. 27.6 sq. metres (297.2 sq. feet)



Total area: approx. 48.9 sq. metres (526.7 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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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