

**1 Coach House Mews, Byde Street  
Herford, SG14 3BQ  
£1,850**

**ma**  
morgan alexander







## 1 Coach House Mews, Byde Street Hertford, SG14 3BQ

Nestled in the picturesque Coach House Mews, this property offers a delightful living experience in the sought-after area of Bengoe, Hertford. This semi-detached two-bedroom house boasts a prime location backing onto Byde Street, providing a tranquil and convenient setting for its residents, a short distance away from Hertford North station with direct train links to King's Cross, St Pancras.

Upon entering the property, you are greeted by a warm and inviting atmosphere, with newly carpeted floors that add a touch of elegance to the space. The ground floor features a modern bathroom for added convenience, while the upstairs offers a separate toilet for practicality.

The kitchen has been recently upgraded with a new oven and hob, complemented by the inclusion of current white goods, ensuring a seamless cooking experience for the new tenants. The property also benefits from a easily maintained and private courtyard garden with the security of a gate for peace of mind. Additionally, residents will appreciate the presence of a garage and ample availability for parking up to two vehicles.

Coach House Mews being offered as an unfurnished property, allowing tenants the flexibility to personalize the space according to their preferences. The property is scheduled to be available to move in from the 23rd June. The landlord is seeking a long-term tenancy, with a minimum lease term of one year, offering stability and security for prospective tenants.

This charming property presents a rare opportunity to reside in a well-appointed home in a desirable location. Whether you are a professional couple, a small family, or individuals seeking a peaceful retreat, 1 Coach House Mews is sure to exceed your expectations.

Don't miss out on the chance to make this lovely property your new home. Contact us today to schedule a viewing and secure your future in this inviting residence in Bengoe, Hertford.









## Outbuilding

Approx. 10.6 sq. metres (114.6 sq. feet)



## Garage

4.77m x 2.23m  
(15'8" x 7'4")

## Ground Floor

Approx. 39.0 sq. metres (419.8 sq. feet)



## Lounge/Dining Room

5.40m x 4.60m  
(17'9" x 15'1")

## First Floor

Approx. 39.0 sq. metres (419.8 sq. feet)



## Bedroom 1

5.40m (17'9")  
x 3.69m (12'1") max

## Bedroom 2

5.40m x 1.87m  
(17'9" x 6'2")

Total area: approx. 88.7 sq. metres (954.2 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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