

3c Balfour Street
Herford, SG14 3AY
Guide price £425,000





3c Balfour Street Hertford, SG14 3AY

A stunning two/three-bedroom mews property with a share of freehold, beautifully presented and located in the heart of the highly sought-after lower part of Bengeo.

Positioned on a popular residential street, this delightful home offers the perfect combination of peaceful living while being just a short walk from Hertford Town Centre and Hertford North Station.

Key Features:

- Private Entrance
- Allocated Parking plus visitors' bays
- Communal Gardens

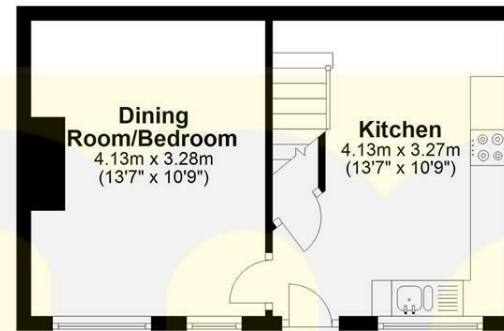
Ground Floor:

The ground floor welcomes you with a recently updated kitchen/diner, featuring stylish finishes, space for appliances, and a bright front-facing window. Adjacent is a separate reception room, currently used as a family room/home office, offering flexible use and views to the front.

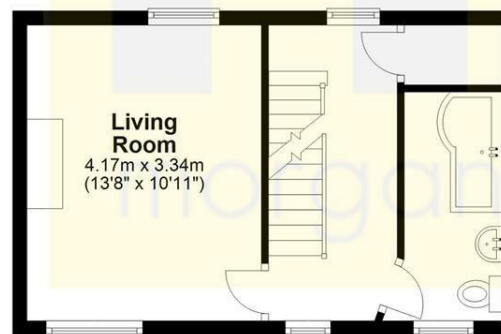




Ground Floor
Approx. 27.5 sq. metres (295.6 sq. feet)



First Floor
Approx. 27.8 sq. metres (299.7 sq. feet)



Second Floor
Approx. 25.0 sq. metres (269.5 sq. feet)



Total area: approx. 80.3 sq. metres (864.8 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.
Property marketing provided by www.matthewkyle.co.uk

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

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



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