

37a West Street
Hertford, SG13 8EZ
£2,000

ma
morgan alexander





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Morgan Alexander Lettings is delighted to present this beautifully maintained 3-bedroom unfurnished character property located on West Street, just a 5-minute walk from the vibrant town centre. This home offers the perfect blend of traditional charm and modern convenience, making it an ideal choice for families and professionals alike.

Key Features:

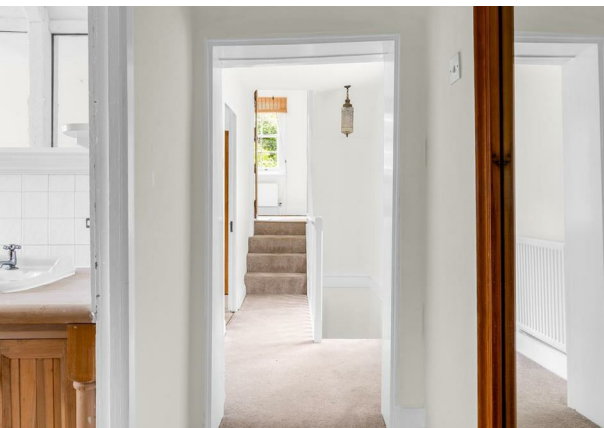
Prime Location: Enjoy the convenience of being only a short stroll from the town centre, with a variety of shops, restaurants, and amenities at your doorstep. The closest train station, Hertford East, is within easy reach, providing direct train links to London Liverpool Street for effortless commuting.

Off-Street Parking: Benefit from non-allocated off street parking on the road outside the house.

Character and Charm: This property boasts original wooden flooring throughout, adding warmth and character to the living spaces.

Appliances: The kitchen is equipped with integrated appliances, providing a seamless cooking experience while maintaining the property's traditional aesthetic.





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, mis-statement or use of data shown.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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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