

42 Bullocks Lane  
Herford, SG13 8DB  
Guide price £440,000

**ma**  
morgan alexander







## 42 Bullocks Lane Hertford, SG13 8DB

Situated in an elevated position is this well-presented two-bedroom period property, with GARDEN OFFICE and located within walking distance to Hertford Town Centre, Hertford East and North Stations.

This fine character home offers excellent accommodation, arranged over two floors, yet has the potential for extension (subject to planning).

The beautiful lounge sits to the front of the house and this has a fireplace with log burner and double-glazed sash window. The kitchen has been fitted with a range of units, granite work surfaces and spaces for appliances. There is useful lobby area with built-in storage cupboard which houses the washing machine access to the garden. A modern ground floor bathroom completes this floor.

On the first floor are two bedrooms, both with double glazed sash windows and period fireplaces.

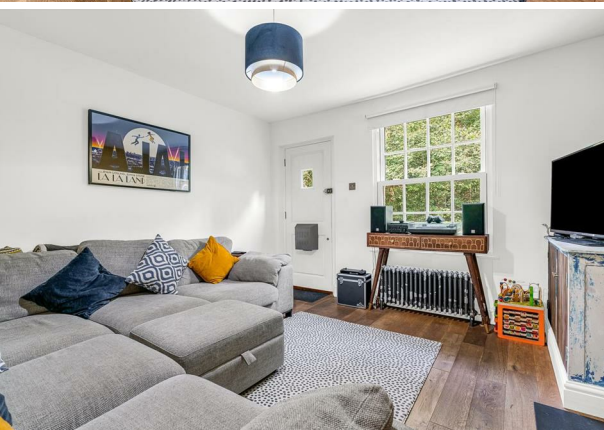
The garden is perfect for family fun and outside dining, with lovely terrace areas and the remainder laid to lawn. A useful outbuilding offers a work from home solution or an idea studio. There is also a side access leading to the front of the property.

Being located on Bullocks Lane this home is just a few minutes walk to the excellent transport links, shops, bars and restaurants of central Hertford, and of course the River Lea.









## Ground Floor

Approx. 32.2 sq. metres (346.9 sq. feet)



Total area: approx. 58.8 sq. metres (632.9 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, mis-statement or use of data shown.

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.

[morgan-alexander.co.uk](http://morgan-alexander.co.uk)



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