

2 Sidings Court
Hertford, SG14 1PP
£2,300

ma
morgan alexander





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Morgan Alexander is delighted to present this beautifully refurbished two-bedroom home, perfectly positioned in the highly desirable Sidings Court development in Hertford. Offering a blend of traditional charm, generous living space, and excellent local amenities, this property is ideal for professionals, couples, or small families seeking a long-term rental in a well-connected and welcoming neighbourhood.

From the moment you step inside, the property offers a sense of warmth and comfort. The ground floor features a bright and spacious living room that leads seamlessly into a delightful conservatory-flooded with natural light and offering views of the private garden. This versatile space is ideal for entertaining, relaxing, or enjoying a peaceful morning coffee in all seasons.

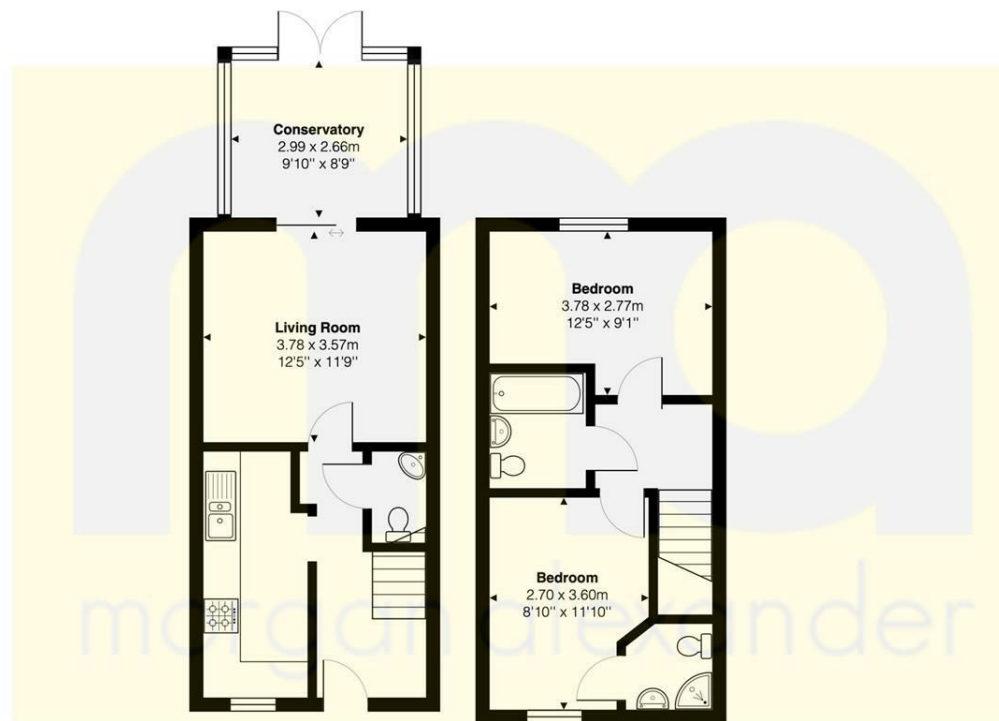
The kitchen maintains a more traditional style and is well presented, with plenty of cupboard space, integrated and freestanding appliances, including a cooker, fridge-freezer, and washing machine.

Upstairs, you'll find two well-proportioned bedrooms, both offering a calm and restful atmosphere. The principal bedroom includes an en-suite shower room, and there is also a main bathroom accessible from the landing. Both the en-suite and bathroom feature clean, traditional fittings and neutral finishes, offering all the essentials without modern upgrades.

Additional benefits include two allocated parking spaces, providing secure and convenient off-street parking-a significant advantage in this popular residential area.

Sidings Court is ideally located between Hertford town centre and the sought-after Lower Bengoe area, placing residents within easy reach of a wide range of local amenities. Enjoy a selection of independent shops, supermarkets, cafés, restaurants, and pubs, all just a short stroll away. Nature lovers and fitness enthusiasts will appreciate the proximity to Hartham Leisure Centre and its surrounding riverside park, offering swimming, gym facilities, tennis courts, and open green





Ground Floor
Area: 38.5 m² ... 415 ft²

First Floor
Area: 30.7 m² ... 330 ft²

Total Area: 69.2 m² ... 745 ft²

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.

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