

2 Sidings Court
Hertford, SG14 1PP
£2,400

ma
morgan alexander





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Morgan Alexander is pleased to present this charming and recently refurbished two-bedroom home, located in the highly desirable Sidings Court development in Hertford. Ideally positioned between Hertford town centre and Lower Bengeo, this property offers a perfect blend of character, space, and convenience—ideal for professionals, couples, or small families.

The home features a spacious living area that opens into a bright conservatory, providing an inviting space to relax, dine, or entertain. The conservatory leads out to a generous private garden, ideal for outdoor living and enjoying the warmer months.

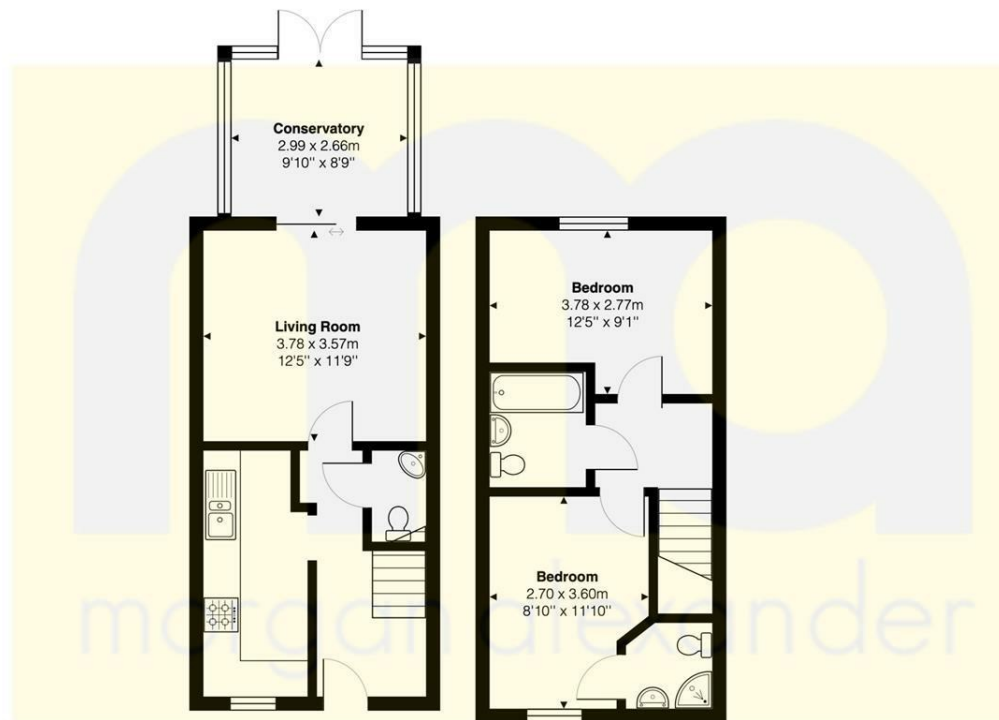
The kitchen offers a more traditional feel, complete with freestanding appliances and plenty of cupboard space. Though not modern in style, it is clean, practical, and functional for everyday needs.

Upstairs, the property comprises two well-sized bedrooms. The principal bedroom benefits from its own en-suite shower room, while a second bathroom off the landing serves the rest of the home. Both the bathroom and en-suite are finished with classic fittings in neutral tones.

Further benefits include two allocated parking spaces, offering secure and convenient parking—an increasingly valuable asset in this location.

Sidings Court enjoys an excellent position, with easy access to the amenities of both Hertford town centre and Lower Bengeo. Just a short walk away, you'll find shops, cafés, restaurants, and the green open spaces of Hartham Common and Hartham Leisure Centre, which





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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