

80 Bengeo Street
Hertford, SG14 3EX
Asking price £399,995





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A beautiful and spacious three bedroom apartment offering direct access to a private garden with outbuildings, garage and parking.

This property is situated on the ground floor of this purpose-built block boasting well-proportioned accommodation and a great location being close by to local shops and schools.

Offering bright and spacious accommodation comprising entrance hall, fitted kitchen open plan to the lounge/dining room, bedroom one with French doors to the garden, two further bedrooms and modern shower room.

The garden is a real feature of this property offering decked terraces, a large lawn area, outbuildings and access via the rear gate to the garage and parking.

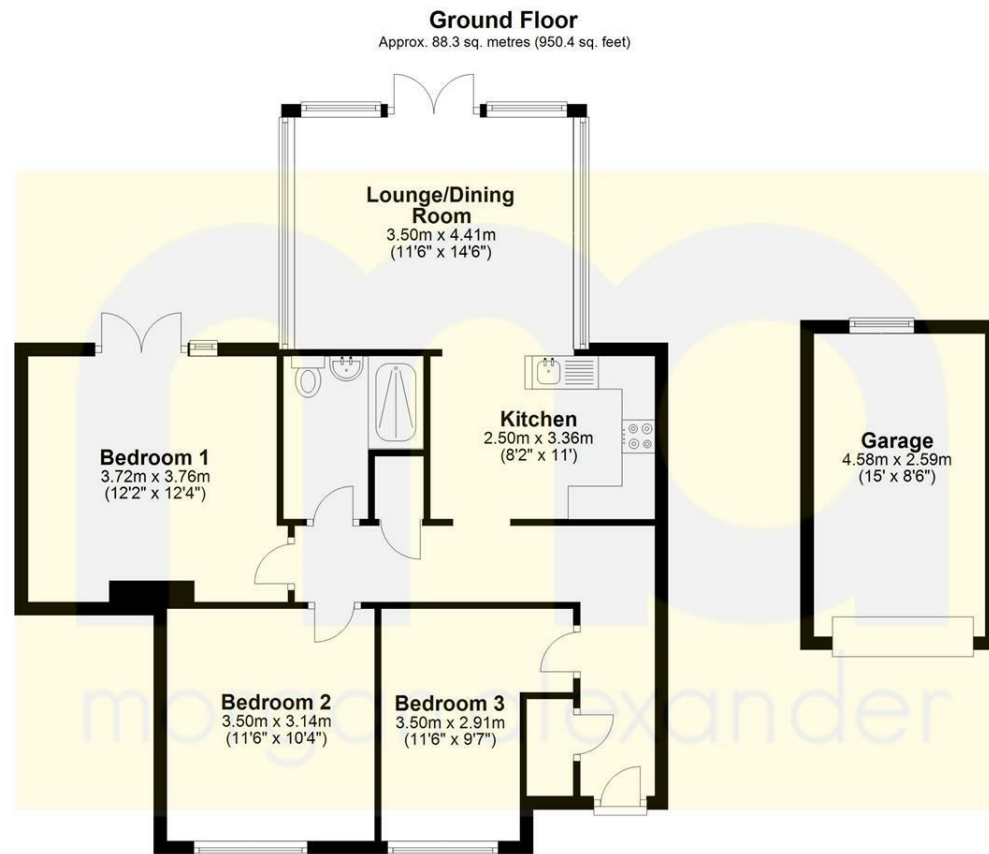
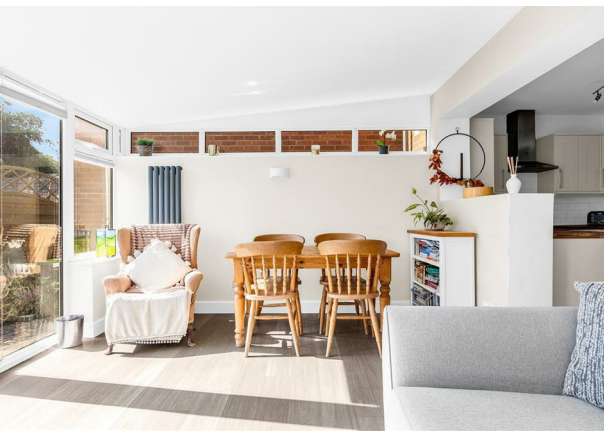
Bengeo Street is located is ideally located moments from the fantastic facilities of Hertford town centre, while the green open spaces of Hartham Common and the Meads are close by. The property is within walking distance of Hertford North and East stations servicing London.

Lease Term: 930 + Years Remaining

Ground Rent: £10 Per Annum

Service Charge: £0





Total area: approx. 88.3 sq. metres (950.4 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			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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