

28 Byde Street
Herford, Herfordshire SG14 3AR
Guide price £410,000

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A fine example of a pretty two bedroom Victorian cottage set in the heart of the ever popular lower part of Bengeo, being tucked along a popular residential street just a stone's throw from all the amenities of the Hertford Town Centre and a short walk to Hertford North Station.

The property offers immaculately presented accommodation and features a stunning living room which leads to the kitchen/diner ideal for entertaining. A downstairs bathroom completes the floor. On the first floor there are two bright and airy double bedrooms.

Internally this property enjoys all the charm and character of a period property and a private rear garden.

Byde Street is located within walking distance to the town's shops, educational and leisure facilities and easy reach to Hertford's two main line railway stations providing access to London Liverpool Street and Moorgate.





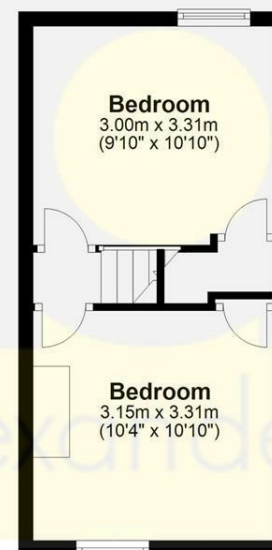
Ground Floor

Approx. 28.4 sq. metres (305.3 sq. feet)



First Floor

Approx. 23.1 sq. metres (248.4 sq. feet)



Total area: approx. 51.4 sq. metres (553.7 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.

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| 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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