

68 Riversmeet
Herford, Hertfordshire SG14 1LE
Guide price £475,000

ma
morgan alexander





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Enjoying views across open fields, is this spacious three bedroom family home, plus loft room, located within a 5 minutes walk from Hertford North Station and Hertford town centre.

On the ground floor is a welcoming entrance hall with access to the ground floor shower room and stairs to first floor. The open planned living/dining room offers a feature exposed brick wall, where sliding doors leads you out to a south facing garden. The kitchen is nicely fitted with a range of units and new integrated appliances.

On the first floor is a good-sized landing with storage cupboard and doors to three bedrooms and the loft room. Two of the bedrooms enjoy the excellent views with a modern bathroom suite finishing off the first floor.

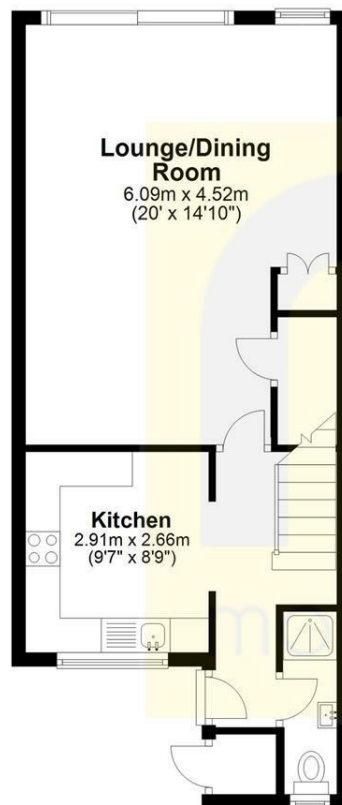
To the rear a landscaped, manageable garden offers a child friendly lawn and a decking area for outside dining. This property also comes with a single garage located on the development.

Being located on Riversmeet this home is close to the excellent transport links, shops, bars and restaurants of central Hertford, and of course Hartham Common and the River Lea, as well as Hertford's Saturday street market.





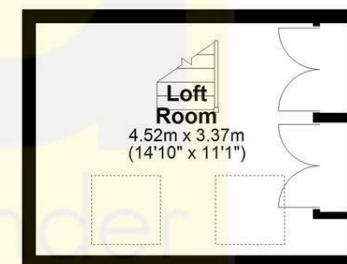
Ground Floor
Approx. 44.9 sq. metres (483.3 sq. feet)



First Floor
Approx. 43.9 sq. metres (472.1 sq. feet)



Second Floor
Approx. 15.2 sq. metres (163.8 sq. feet)



Total area: approx. 104.0 sq. metres (1119.2 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.

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		
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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



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