

63 Port Hill
Herford, SG14 3EP
Guide price £275,000

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Chain-Free | Character Cottage | Private Garden | Walk to Town & Stations

A charming one-bedroom character cottage located on sought-after Port Hill, just a short walk from Hertford's town centre, green spaces and both train stations. Being offered chain-free, this home blends period features with stylish modern touches – ideal for first-time buyers, downsizers, or investors.

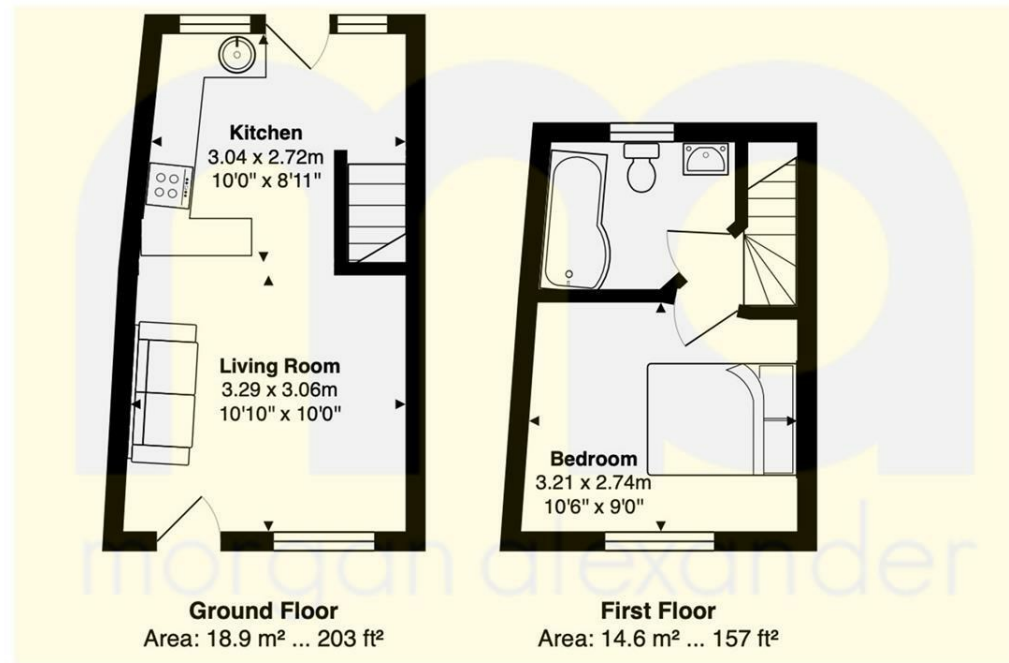
Set back from the road, the property is arranged over two floors and offers a homely feel. The living room is full of character with wooden flooring, exposed beams, and open plan to the kitchen area.

To the rear, the practical kitchen enjoys views over the garden and provides space for appliances with direct garden access. The west-facing private garden is a real sun trap, perfect for enjoying a morning coffee or evening drink, and features a paved terrace and storage shed.

Upstairs, the bedroom offers fitted wardrobes, and lovely views over Hartham Common. The bathroom is well-appointed with a full suite and shower over the bath.

This home is ideally located near Hartham Common, The Meads, and The River Lea, great for walking, running or paddleboarding. Hertford's thriving town centre is moments away, offering a wide choice of cafés, pubs, restaurants, and independent shops, along with the new





Total Area: 33.5 m² ... 360 ft²

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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	Environmental Impact (CO ₂) Rating		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

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