





## 8 Nelson Street Hertford, Hertfordshire SG14 3AG

Set on a charming street in the heart of Lower Bengeo, this property enjoys an exceptional location moments from Hertford North Station, within easy reach of the town centre and Hartham Common, and just around the corner from the popular Millstream pub.

Arranged over two floors, the accommodation offers well-balanced, naturally bright rooms enhanced by thoughtful upgrades that respect the home's period character.

The living room sits at the front of the house and is a warm, inviting space, centred around a characterful log burner. To the rear, the dining room opens directly into the kitchen, creating a sociable and practical layout with useful understairs storage and direct access to the garden.

The kitchen is fitted with a range of wall and base units with complementary work surfaces, space for appliances, side aspect windows and access to a recently refitted ground floor bathroom.

Upstairs, the principal bedroom occupies the front of the property and features a striking cast iron fireplace, fitted wardrobes set neatly into the chimney recess, and the benefit of an en-suite shower room. Two further bedrooms complete the first floor, offering flexibility for family living, guests or home working.

Outside, the rear garden has been designed for low maintenance, with a decked seating area, lawn and a large storage shed—ideal for both entertaining and everyday use.









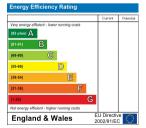


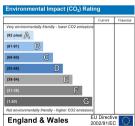
Total Area: 84.6 m<sup>2</sup> ... 911 ft<sup>2</sup>

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





## 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