

19 Links Avenue
Hertford, Hertfordshire SG13 7SR
Guide price £350,000

ma
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A beautifully presented two bedroom home located in the popular SG13 area, close to local Shops, Schools and Transport links to the wider area.

The property offers porch with storage cupboard, hallway, utility room, large kitchen/ dining room with French doors out to the garden, living room, conservatory with French doors out to the garden, two double bedrooms, modern bathroom with separate WC, private landscaped garden, garage which is currently being used as a home gym and has been professionally refurbished with insulation and wall-mounted storage, and allocated parking.

Links Avenue is located within a Development which is 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 easy access of the A10.

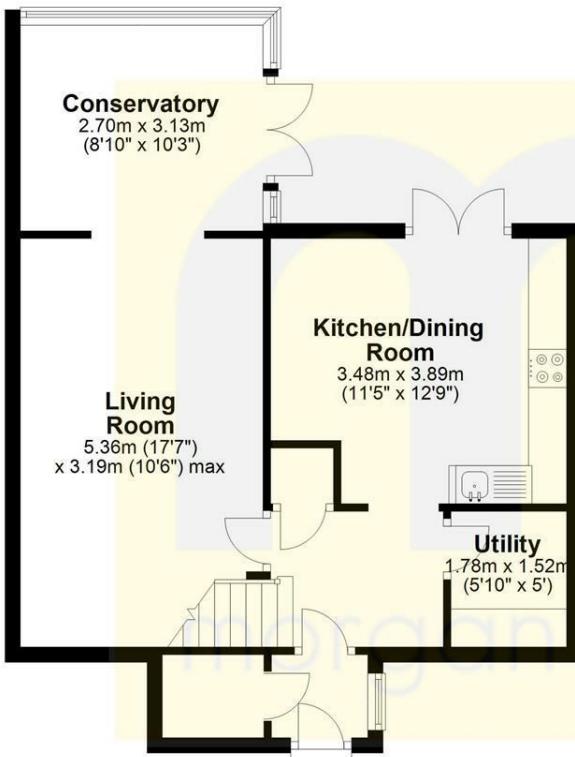
The local area boasts a convenience store, which is open 7 days a week with a cash point, post office and a wide range of groceries. There is also a large park with play equipment, outdoor exercise equipment, basketball hoop, football goals and a field, just a 2 minute walk away. McDonalds and an M&S garage are also within a 5 minute walk.

Hertford is well noted for its excellent choice of schools for all age groups. Sports and social requirements are well catered for, including Hartham sports centre and pool, various clubs and associations and a comprehensive range of restaurants and bars. Hertford benefits from two mainline stations to London.

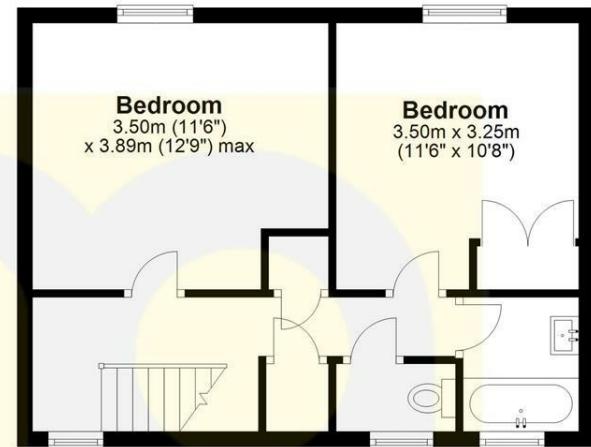




Ground Floor
Approx. 50.5 sq. metres (543.2 sq. feet)



First Floor
Approx. 38.9 sq. metres (418.9 sq. feet)



Outbuilding
Approx. 10.9 sq. metres (117.7 sq. feet)



Total area: approx. 100.3 sq. metres (1079.8 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) 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		
(38-54) 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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