

148 Cecil Road  
Herford, SG13 8HT  
Offers in excess of £170,000





## 148 Cecil Road Hertford, SG13 8HT

A bright and spacious one double bedroom ground floor maisonette, offered with scope for updating throughout. This well-proportioned home features a larger-than-average double bedroom, a generous and light-filled living room with direct access to a garden and communal gardens, a bathroom, and a fitted kitchen.

Additional benefits include a renewed 125-year lease on completion and access to attractive communal gardens, providing a pleasant outdoor space.

Ideally situated for Hertford town centre, Hertford East railway station, and within popular local school catchments, this property presents an excellent opportunity for first-time buyers or investors alike.

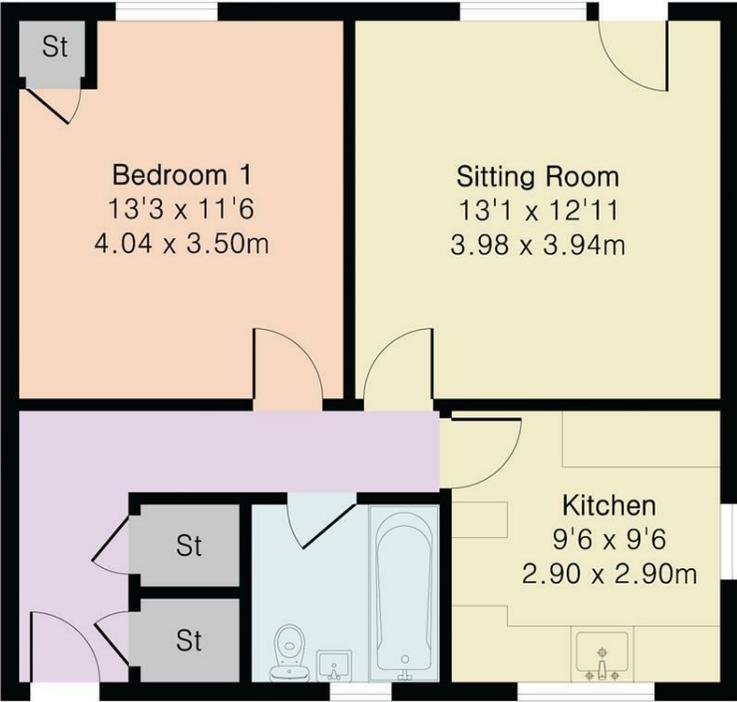
Please note this a company sale - The information we have regarding this property is limited. Please note the vendor will be retaining the Freehold and only selling the leasehold when the property completes. Please ask the agent for more details.

There is also a £0 ground rent and £99 monthly service charge.

Agents Note; The flat has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a draft lease will be created which would be finalised on completion in preparation for submission at Land Registry.



# Approximate Gross Internal Area 576 sq ft - 54 sq m



Ground Floor

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			
		64	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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