

**The Old Rectory 43 North Road
Herford, SG14 1LZ
Guide price £399,995**





The Old Rectory 43 North Road Hertford, SG14 1LZ

This beautifully presented split-level two-bedroom apartment has been finished to a nice standard throughout, seamlessly blending period charm with a sleek, contemporary design. The property offers a wonderful sense of light and space, enhanced by elegant sash windows and quality wooden flooring.

The accommodation comprises a welcoming entrance hallway leading to a bright and stylish living/dining room with ample space for entertaining. A modern fitted kitchen is thoughtfully designed with high-quality units and spaces for integrated appliances.

The principal bedroom is both charming and well-proportioned, benefitting from a contemporary en-suite shower room. The second bedroom is served by a separate bathroom.

A particularly appealing feature of this home is the versatile lower-level space, currently arranged as an additional reception room. This flexible area lends itself perfectly to a home office, media room, or snug, adding further practicality to an already impressive layout.

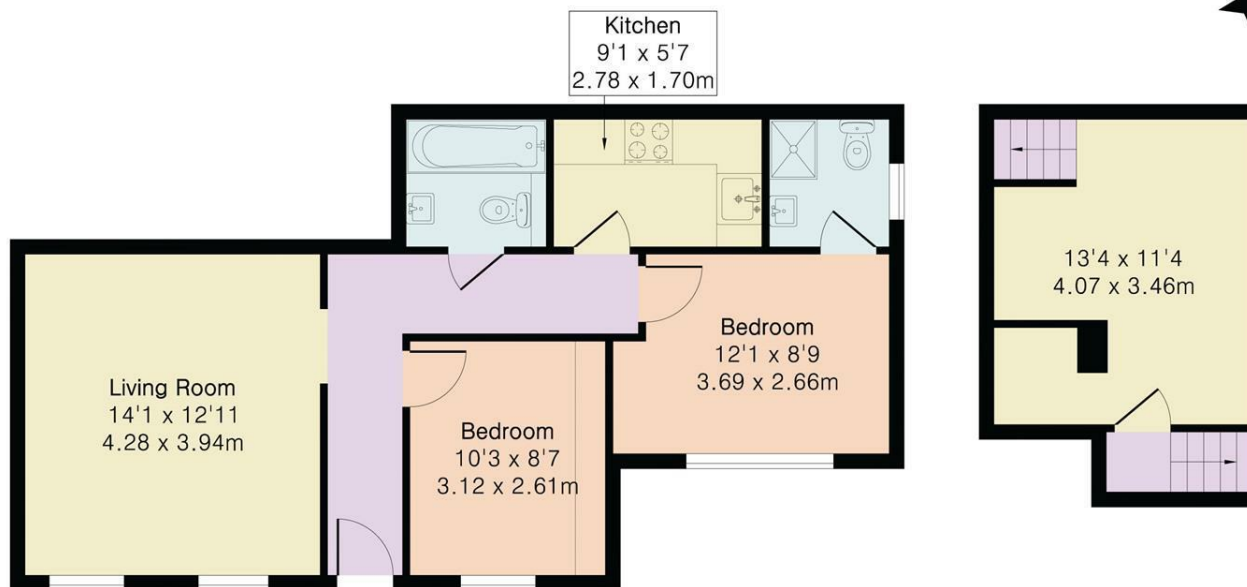
Externally, the property enjoys access to well-maintained communal gardens with a paved terrace area, offering a peaceful outdoor setting. There is also allocated resident parking.

A rare opportunity to acquire a stylish and characterful home in one of Hertford's most desirable central locations.





Approximate Gross Internal Area 761 sq ft - 71 sq m



Energy Efficiency Rating		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

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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