

15A Talbot Street
Herford, SG13 7BX
Guide price £400,000

ma
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15A Talbot Street Hertford, SG13 7BX

Positioned in a wonderfully secluded setting just off Talbot Street, and tucked discreetly behind the shop frontage, is this charming two bedroom period mews house located in the very heart of Hertford town centre.

Offering an unusual blend of character, convenience and privacy, this unique home is hidden away along a quiet private passage whilst remaining just moments from the excellent amenities, restaurants, cafés and transport links that central Hertford has to offer. Both Hertford North and Hertford East stations are within easy walking distance, along with Hartham Common, the River Lea and Hertford's popular Saturday street market.

The accommodation is arranged over two floors and comprises an entrance porch leading into a stylish open plan kitchen/living room featuring contemporary fitted units, integrated appliances and a central breakfast island. The striking cast iron spiral staircase creates a strong focal point to the room whilst maximising the available living space.

The first floor offers a spacious principal bedroom or reception room, a further double bedroom and a family bathroom. The property enjoys plenty of natural light throughout and retains an appealing mix of character features and modern finishes.

Ideal for first time buyers, downsizers, investors or those seeking a centrally located pied-à-terre, this rarely available home provides practical and versatile accommodation in one of Hertford's most desirable town centre locations.

Being located on Talbot Street, the property is just a short walk from highly regarded local schooling, independent boutiques, bars and restaurants, whilst still benefiting from a tucked away and peaceful position rarely found so centrally.

On-street parking on Talbot Street (SG13 7BX) is strictly controlled and reserved for Resident Permit holders. General public on-street parking is not permitted.

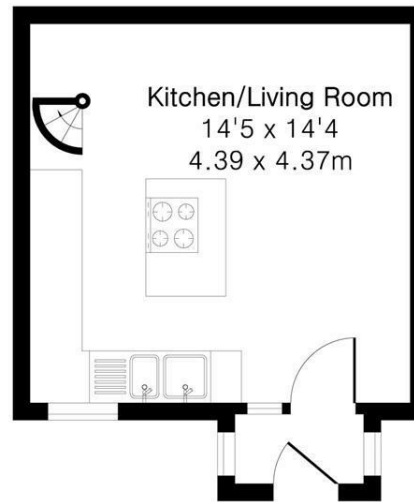




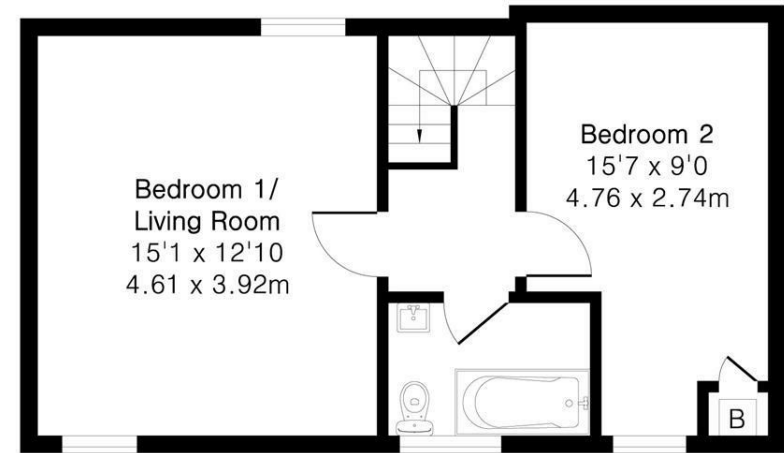
Approximate Gross Internal Area 644 sq ft - 60 sq m

Ground Floor Area 221 sq ft – 21 sq m

First Floor Area 423 sq ft – 39 sq m



Ground Floor



First 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			
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			
(39-54) 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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