

8 Oldhall Street
Herford, SG14 1QQ
Guide price £495,000

ma
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The ground floor is particularly impressive, with an entrance porch, a bright and welcoming living room centred around an attractive exposed brick fireplace with wood-burning stove, creating a warm and characterful focal point. The space flows effortlessly through to the rear kitchen/dining room, which has been thoughtfully updated with shaker-style cabinetry, solid wood worktops, several integrated appliances and ample space for dining, all enjoying views across the landscaped rear garden.

An inner hall leads to a modern shower room and stairs to the first floor.

The first floor offers two generous double bedrooms, both beautifully presented and filled with natural light. Stairs rise again to the top floor where you find a loft room with Velux windows.

Externally, the property continues to impress with a landscaped rear garden featuring a paved patio, raised sleeper borders and rear pedestrian access, ideal for outdoor dining and entertaining. To the front, the attractive brick façade and cottage-style setting perfectly complement the charm of the surrounding street scene.

Oldhall Street is ideally positioned within walking distance of Hertford town centre, Hertford East and Hertford North stations, highly regarded local schooling and an excellent selection of cafés, restaurants and riverside walks. A wonderful opportunity to acquire a stylish period home in one of Hertford's most desirable locations. Early viewing is highly recommended.



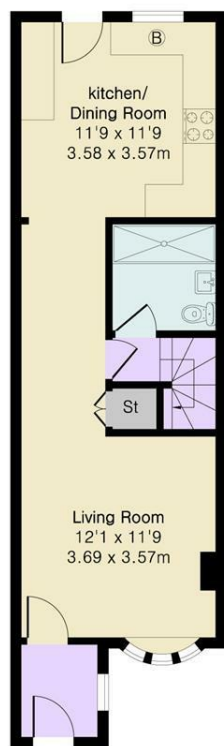


Approximate Gross Internal Area 1017 sq ft - 95 sq m

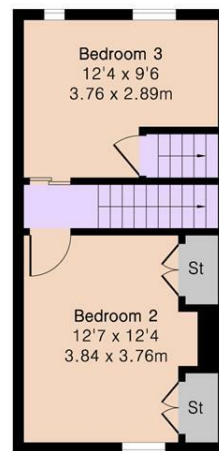
Ground Floor Area 465 sq ft – 43 sq m

First Floor Area 298 sq ft – 28 sq m

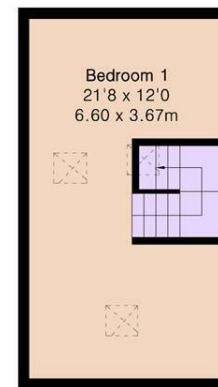
Second Floor Area 254 sq ft – 24 sq m



Ground Floor



First Floor



Second 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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