



Duncombe Road, Hertford

In Excess of £450,000

**Approximate Gross Internal Area 613 sq ft - 57 sq m
(Excluding Outbuilding)**

Ground Floor Area 364 sq ft – 34 sq m

First Floor Area 249 sq ft – 23 sq m

Outbuilding Area 70 sq ft – 7 sq m









98 Duncombe Road

Hertford

Occupying a sought-after position within the ever-popular Bengeo area of Hertford, this beautifully presented two-bedroom Victorian home effortlessly combines timeless character with stylish contemporary living. Having been thoughtfully renovated and improved by the current owners, the property offers approximately 613 sq ft of bright, well-designed accommodation, together with a generous rear garden and a versatile detached outbuilding. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Beautifully Presented Victorian Two Bedroom Home
- Sought-After Bengeo Location
- Stunning 21ft Kitchen/Dining Room with Roof Lantern & French Doors
- Cosy Living Room with Attractive Exposed Brick Fireplace
- Contemporary Shower Room Finished to a High Standard
- Generous Rear Garden with Detached Outbuilding/Home Office Potential
- Off-Street Parking to the Front
- Approximately 613 sq ft of Stylish Accommodation
- Walking Distance to Hertford Town Centre, Hertford North & Hertford East Stations





Morgan Alexander

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