



Cublands, Hertford, SG13 7TS

House - Mid Terrace | 1 Bedrooms

£325,000 Freehold

LARKHAM
PIKE &

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Entrance Hall

Accessed via part glazed wooden door with storm porch over. Stairs rising to first floor, light oak engineered wood flooring and radiator. Cupboard housing boiler and door to:

Living Room

Column radiator and light oak engineered wood wood flooring. Opening to:

Garden Room

Aluminium framed double glazing with bi-fold doors opening onto garden. Tiled floor with underfloor heating and column radiator.

Kitchen

Comprising a range of wall and base mounted units finished in high gloss grey handleless design with work surfaces over with splash back tiling. Single bowl single drainer sink unit, inset four ring gas hob with integrated single cavity oven under and stainless steel chimney style extractor hood over. Concealed integrated fridge/freezer and plumbing for washing machine. Double glazed window to front. Light oak engineered wood flooring.

Landing

Half turn staircase with double glazed window to front.

Bathroom

Comprising a panel enclosed bath with mixer tap and separate shower unit over. Vanity unit with sink with cupboard under and low level WC with concealed cistern. Plumbed heated towel rail. Part tiled walls, tiled floor and frosted double glazed window to front.

Bedroom

Radiator and access to loft with pull down loft ladder.

Built in single cupboard and built in double wardrobes with mirrored sliding doors. Double glazed window to rear.

Exterior

Front Garden

Low maintenance front garden with decorative gravel and inset shrubs. Path to front door with patio area.

External brick store with power via wooden door.

Rear Garden

South westerly aspect courtyard garden with gated access to rear parking. Fenced boundaries and paved patio.

Parking

Allocated parking space to rear of property.

Tenure

Freehold

Viewings

Via Larkham & Pike on 01707 260707

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	

