



5 Temple Court, Hertford, SG14 3LY

Asking Price £385,000

**Lanes**  
ESTATE AGENTS



## 5 Temple Court, Hertford, SG14 3LY

**\*\*COMPLETED CHAIN\*\*** Lanes Estate Agents are please to present this PEACEFUL POSITIONED WITH OPEN COUNTRYSIDE ADJACENT TWO BEDROOM TERRACED HOUSE - this well presented modern terraced house situated in this highly sought after no through road position in Bengeo. This fully double glazed and gas centrally heated home offers spacious accommodation to include kitchen, LIVING ROOM and CONSERVATORY. Refitted first floor CONTEMPORARY STYLE SHOWER ROOM and with attractive 25' GARDEN TO REAR affording much privacy and the additional benefit of ALLOCATED PARKING for one car. Call Lanes Estate Agents on 01992 582000 to book your appointment



## **ENTRANCE HALL**

Stairs to first floor with cupboard under, radiator with cover and doors to:

## **KITCHEN** 11'9 x 6'10 (3.58m x 2.08m)

UPVC double glazed window to front, fitted with a range of base and wall cupboards with under counter lighting and contrasting work surfaces over incorporating one and a half bowl single drainer sink unit with mixer tap, tiled flooring, appliance space for fridge freezer and slimline dishwasher, cupboard housing appliance space for washing machine with plumbing provided, built in stainless steel oven with separate stainless steel gas hob and filter hood over and cupboard housing gas boiler.

## **RECEPTION ROOM** 15'5 x 13 (4.70m x 3.96m)

UPVC double glazed window to rear and French doors into conservatory, radiator, television and telephone points.

## **CONSERVATORY** 11'3 x 9'9 (3.43m x 2.97m)

UPVC double glazed and brick construction, radiator with cover and French doors into the rear garden.

## **LANDING**

UPVC double glazed and brick construction, radiator with cover and French doors into the rear garden.

## **BEDROOM ONE** 13 x 9'8 (3.96m x 2.95m)

Dual UPVC double glazed windows to rear, radiator with cover and built in wardrobes

## **BEDROOM TWO** 10'4 x 9'1 (3.15m x 2.77m)

Dual UPVC double glazed windows to front, radiator, two recessed double wardrobes.

## **SHOWER ROOM**

Fully tiled room with concealed cistern WC, vanity wash hand basin with mixer tap and large walk in shower cubicle, recessed spot lights, chrome heated towel rail, radiator and extractor.

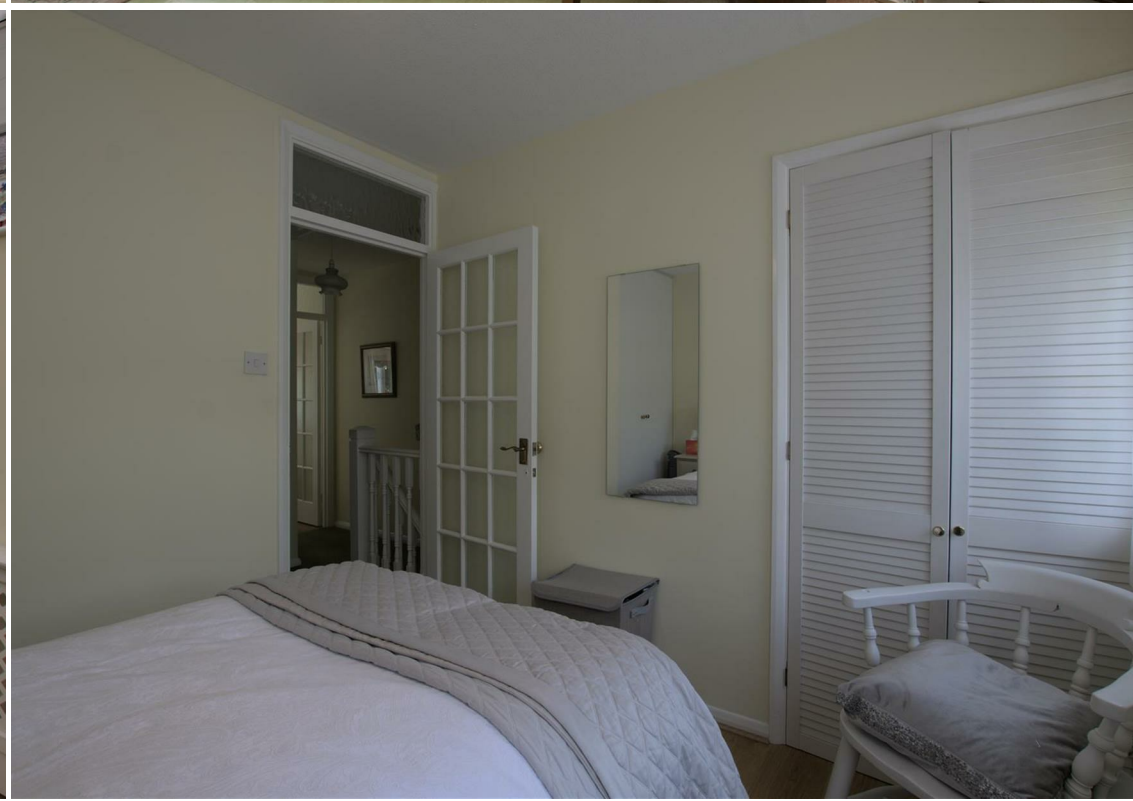
## **GARDEN**

Paved garden to rear affording much privacy with mature hedge borders and enclosed by panel fencing with pedestrian gated access at rear.

## **PARKING**

Allocated parking bay, with ample of space for visitors

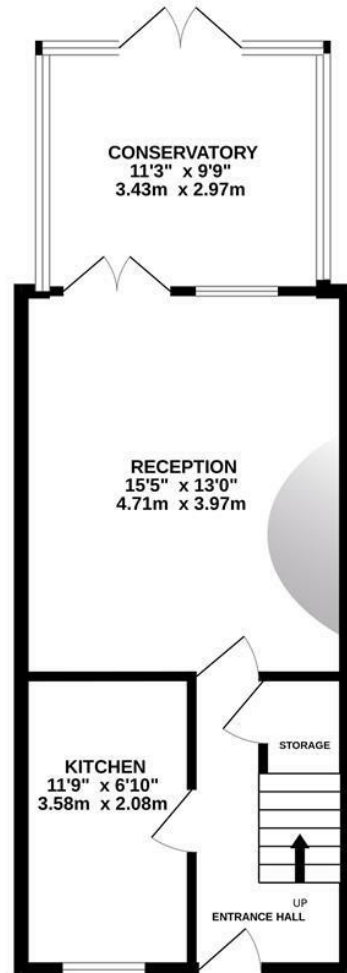




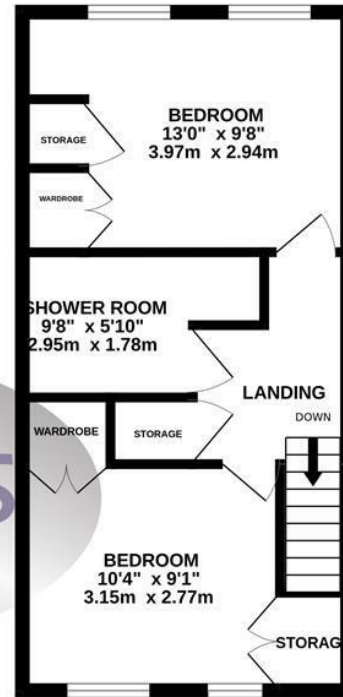




GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (32.9 sq.m.) approx.



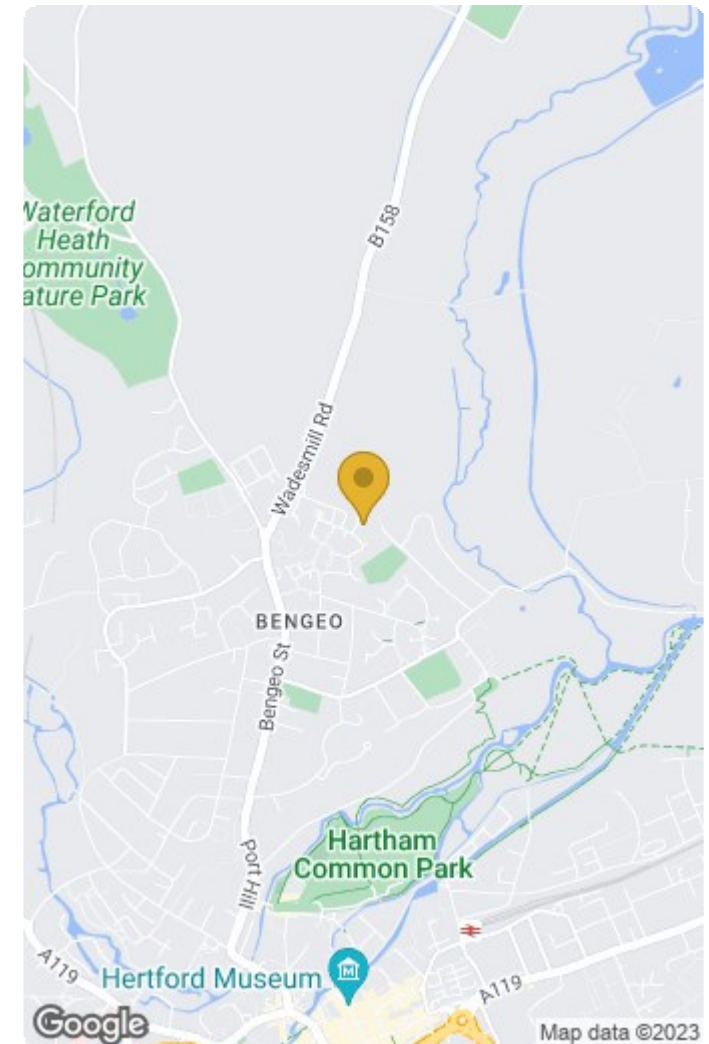
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TOTAL FLOOR AREA : 829sq.ft. (77.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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