



28 Badgers Close, Hertford, SG13 7UU  
Offers In Excess Of £350,000





## 28 Badgers Close, Hertford, SG13 7UU

A fantastic TWO bedroom house available in the popular FOXHOLES area. With allocated parking and potential to EXTEND stpp this is a must see property!



**Living room** 15'6 11'9 (4.72m 3.58m)

Good size living room with stairs leading to first floor

**Kitchen/Diner** 11'9 x 9'1 (3.58m x 2.77m)

Bright kitchen/diner set for modern kitchen appliances with patio doors leading to rear garden

**First floor landing**

Landing leading to two bedrooms and bathroom

**Bedroom One** 11'9 x 9'1 (3.58m x 2.77m)

Double bedroom with rear aspect window

**Bedroom Two** 11'9 x 8'8 (3.58m x 2.64m)

Good size bedroom with front aspect window

**Bathroom**

Bathroom consists of three piece bathroom suite with storage cupboards

**Rear garden**

Good size garden with room to extend STPP

**Parking**

Allocated parking space

**Front garden**

Lawn with flower beds and path to front door







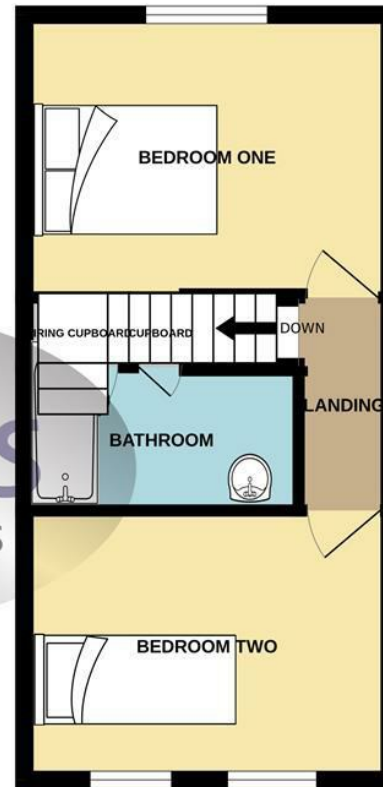




GROUND FLOOR



1ST FLOOR



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			89
(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			
(82 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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