



9 Shepherds Court, Hertford, SG14 3HE
Guide Price £550,000

Lanes
ESTATE AGENTS

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RARELY AVAILABLE is this three bedroom semi detached property located in north Bengeo. Ideally positioned in a quiet cul-de-sac, this property is ideal for schooling and countryside walks with the option to extend (STPP).

The cosy accommodation offers two double bedrooms and a good sized single room, main family bathroom and separate WC. Downstairs benefits from a lounge diner with a compact kitchen. Outside the gardens are extremely well maintained with a single garage and shed both with power and lighting. This is a perfect family home and we strongly recommend an early viewing.



Hallway

Front door into hall, radiator and doors to

Downstairs WC

Double glazed window, vanity wash basin and low level WC

Lounge / Diner

25'7 x 11'7 max, narrowing to 7'5 (7.80m x 3.53m max, narrowing to 2.26m)

Double glazed window to front, double glazed patio doors to garden, electric effect feature fire place, under stair storage and doors to kitchen

Kitchen

8'9 x 6'4 (2.67m x 1.93m)

Double glazed door and window, range of wall and base units, roll top work surface, sink and drainer unit, space for washing machine, oven

Landing

Storage cupboard, loft access and doors to

Bedroom One

12'8 x 7'10 (3.86m x 2.39m)

Double glazed window, built in cupboard and radiator

Bedroom Two

13'5 x 8'11 (4.09m x 2.72m)

Double glazed window, radiator and built in cupboards

Bedroom Three

10'3 x 6'10 (3.12m x 2.08m)

Double glazed window, radiator and built in storage

Bathroom

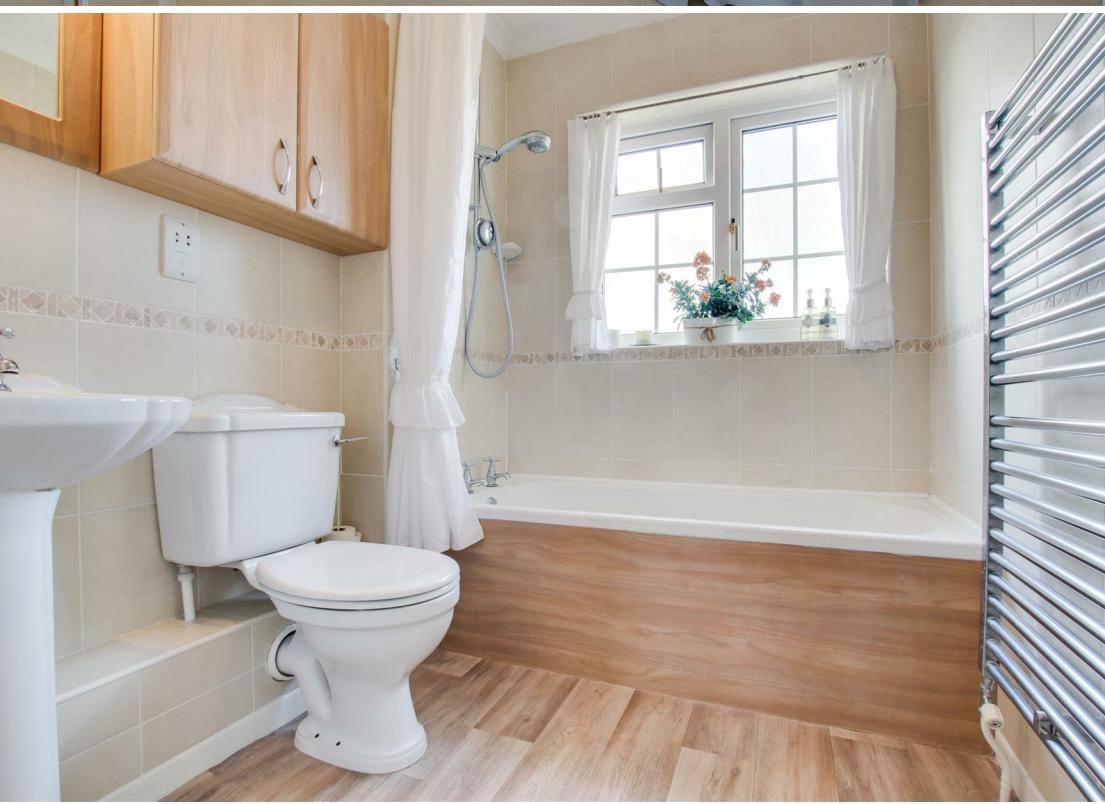
Double glazed window, low level wc, panel enclosed bath with power shower attachment, vanity wash basin and wall mounted cupboard.

Outside

To the front there is a very well maintained lawn with patio pathway to front door and mature shrub borders. There is also a shared driveway allowing access to the rear and single garage.

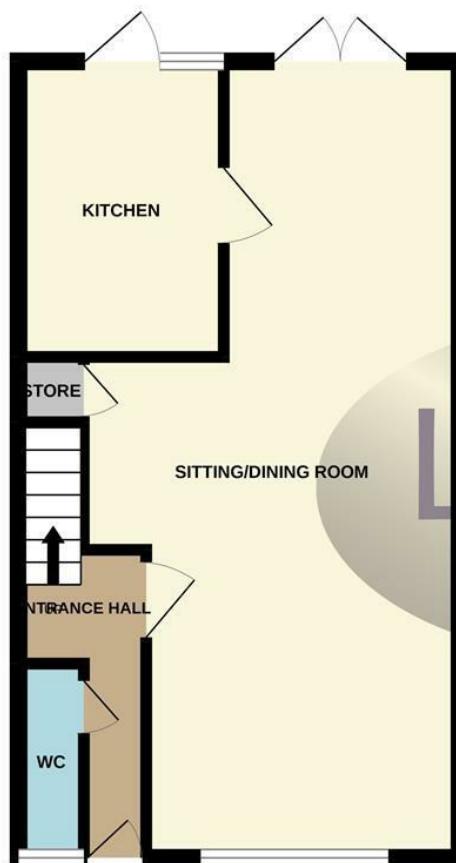
The rear garden is well maintained, mainly laid to lawn with mature shrub borders and access to a shed with power and lighting.

the garage has an up and over door with power and lighting





GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



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		88
(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	

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