



Wellington Street, SG14 3AN
Hertford





BE KIND
TRY NEW THINGS
LAUGH
TAKE CHANCES
LEARN FROM YOUR MISTAKES
CREATE MEMORIES
HUG OFTEN
BE YOURSELF
FOLLOW YOUR DREAMS
DISCOVER
TRAVEL
BELIEVE

Wellington Street, SG14 3AN

**** CHAIN FREE - STAMP DUTY EXEMPT FOR RESIDENTIAL
PURCHASE ****

Two DOUBLE bedroom Victorian cottage situated in the heart of lower Bengoe allowing easy and convenient access to both the Town Centre and Hertford North rail station.

Stunning character property boasts on the ground floor a contemporary fitted kitchen with granite work surfaces, quality slate floor tiles, Neff & Bosch Kitchen appliances, re-fitted Roca & Grohe which opens out onto the private garden perfect for outdoor living with secure, dry outbuilding plus TWO reception rooms both fitted with traditional fire places!

The first floor of the property benefits from both large double bedrooms - both fitted with traditional fire places and stunning bathroom suite. The loft access is from the hall which has potential to extend (STPP).

Located minutes from Hertford North station and a short distance into the town centre and Hartham Common! There are no parking restrictions or time scales directly outside of the property - which is rare for being located so close to amenities and OFSTED rates EXCELLENT schools.

Offers In Excess Of £400,000



- Close to Hertford North Station
- Modern Kitchen
- Double Bedrooms

- Lower Bengeo
- Luxury Bathroom
- CHAIN FREE

LIVING ROOM 11 x 9 (3.35m x 2.74m)

SECOND RECEPTION ROOM 11'11 x 10'7 (3.63m x 3.23m)

KITCHEN 8'7 x 7'6 (2.62m x 2.29m)

BEDROOM ONE 13'11 x 10'10 (4.24m x 3.30m)

BEDROOM TWO 13'11 x 10'9 (4.24m x 3.28m)

BATHROOM 8'7 x 7'5 (2.62m x 2.26m)

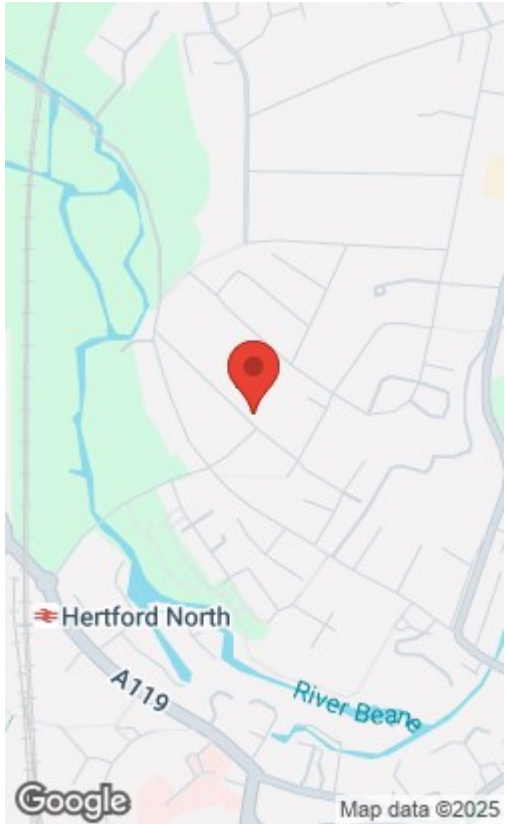








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



Ground Floor
Approx. 33.4 sq. metres (359.7 sq. feet)



First Floor
Approx. 34.4 sq. metres (370.6 sq. feet)



Total area: approx. 67.8 sq. metres (730.3 sq. feet)

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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