



Heybridge Court, SG14 2JQ





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Kings group are DELIGHTED to bring to market this CHAIN FREE, TWO BEDROOM SEMI-DETACHED HOUSE for sale within SELE FARM!

The ground floor of the property is comprised of a Porch leading to the bright Kitchen / Lounge. As you go onto the first floor, you are met with two bedrooms and a practical sized bathroom. The property is also complimented with a south-east facing garden.

This fantastic house offers amazing links to both Hertford North Railway Station (0.71 miles) and Hertford East Railway Station (1.44 miles) offering a direct link into London. There is also an added advantage of being situated near some of the areas most popular schools such as Hollybush Primary School (0.57miles) and The Sele School(0.43 Miles). Additionally, local shops and amenities are also close with Hertford Town Centre being 1.5 miles away (6 minute drive) where there are an abundance of supermarkets, banks, restaurants and other high street shops to choose from.

Hertford, the county town of Hertfordshire, offers a rich blend of history and modern charm. With its ancient origins and landmarks like Hertford Castle, it boasts a well-preserved medieval town center. The scenic River Lea and surrounding countryside provide beautiful green spaces for outdoor activities.

For more information on the local amenities, please visit <https://www.kingsgroup.net/branches/hertford/> and explore our newly updated "local amenities" tab. This will be able to display local shops, schools, transport links and even more!

£325,000



- TWO BEDROOM SEMI DETACHED STUDIO STYLE HOUSE
- FREEHOLD
- OPEN PLAN LOUNGE/KITCHEN
- WITHIN CATCHMENT AREA OF GREAT PRIMARY AND SECONDARY SCHOOLS
- 45 SQUARE METRES / 484 SQUARE FOOT

- CHAIN FREE
- ALLOCATED PARKING
- LOW MAINTENANCE REAR GARDEN
- 0.71 MILES FROM HERTFORD NORTH RAILWAY STATION
- COUNCIL TAX BAND C

**Lounge / Kitchen 18'06 x 13'30 (5.64m x 3.96m)**

Double glazed window at front and side aspect, Carpeted and Lino flooring, French doors leading to garden, Tiled splash backs, Flat top work surfaces, Electric oven with gas hob, Hood extractor fan, Drainer unit sink, Space for fridge freezer, Plumbing for washing machine, Power points, Phone point, TV aerial point, Stairs leading to first floor.

**Bathroom 5'56 x 5'73 (1.52m x 1.52m)**

Single radiator, Wooden flooring, Panel enclosed bath with thermostatically controlled shower, Pedestal wash basin with mixer tap, Low level WC, Tiled walls.

**Bedroom One 8'86 x 13'28 (2.44m x 3.96m)**

Double glazed window at front aspect, Double radiator, Carpeted flooring, Power points.

**Bedroom Two 8'97 x 7'31 (2.44m x 2.13m)**







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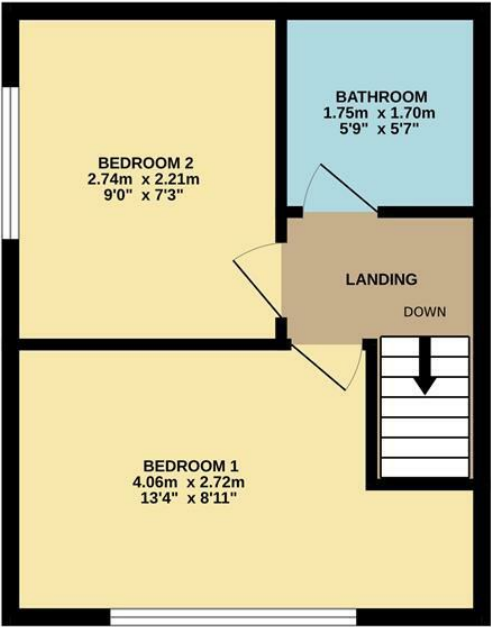
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>89</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>70</b>	(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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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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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