



Heybridge Court, SG14 2JQ





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**\*\* AVAILABLE NOW - PROPERTY HAS BEEN REPAINTED THROUGHOUT SINCE PHOTOS \*\***

Heybridge Court is surrounded by local amenities and transport links making it ideal for day to day life and as a future investment. Hertford North Railway Station is a short walk away which provides a direct line into London, there is also the benefit of being near a wide choice of local schools with there being up to 8 schools under 1 mile away.

The property comprises of a porch entrance, lounge/kitchen area, two bedrooms and family bathroom. The exterior of the property offers a rear garden with side access which can be accessed through the lounge and a front garden, the property also has allocated parking.

Call today to book into our open day on 8th January!

**£1,400 Per Month**



- Available NOW!
- Allocated parking
- Council tax band C
- Book into our open day on the 8th January!
- Close to Hertford North Station

- EPC Rating C
- 12 month tenancy with option to renew
- Good size bedrooms
- Catchment area for schools
- Low maintenance rear garden

**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)**





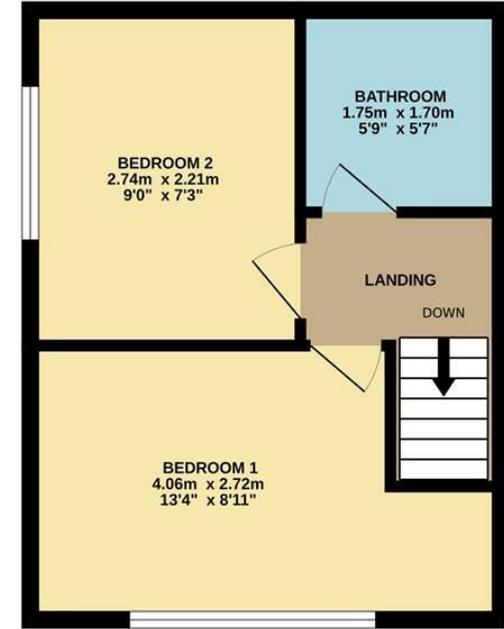




Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(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	
<b>89</b>	<b>70</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	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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