



2a Brooks Court

Hertford, SG14 2JF

Price Guide £230,000



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Shared front door leading to private front door to:

Reception Hall:

Utility cupboard with space for washing machine and dryer, and stairs up to:

First Floor Landing:

Two cupboards, radiator, loft space and doors to:

Living Room:

12'6 x 12'1 (3.81m x 3.68m)

UPVC double glazed window to front and radiator.

Kitchen:

9'4 x 8'8 (2.84m x 2.64m)

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating single bowl stainless steel sink with mixer tap and drainer, appliance space for fridge/freezer, cooker and dishwasher and dual aspect UPVC double glazed windows to front and side.

Bedroom One:

15'5 x 9'7 (4.70m x 2.92m)

UPVC double glazed window to rear and radiator.

Bedroom Two:

12'1 x 9'10 (3.68m x 3.00m)

UPVC double glazed window to front and radiator.

Bathroom:

Low level WC, pedestal wash hand basin with mixer tap, wooden panel bath with mixer tap, chrome heated towel rail and opaque UPVC double glazed window to rear.

Parking:

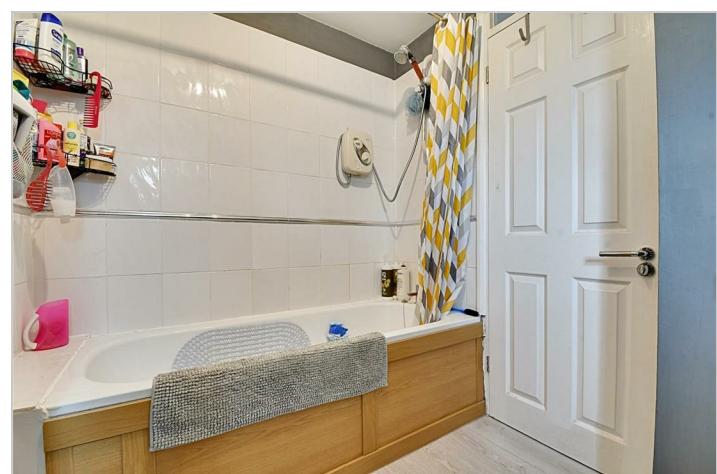
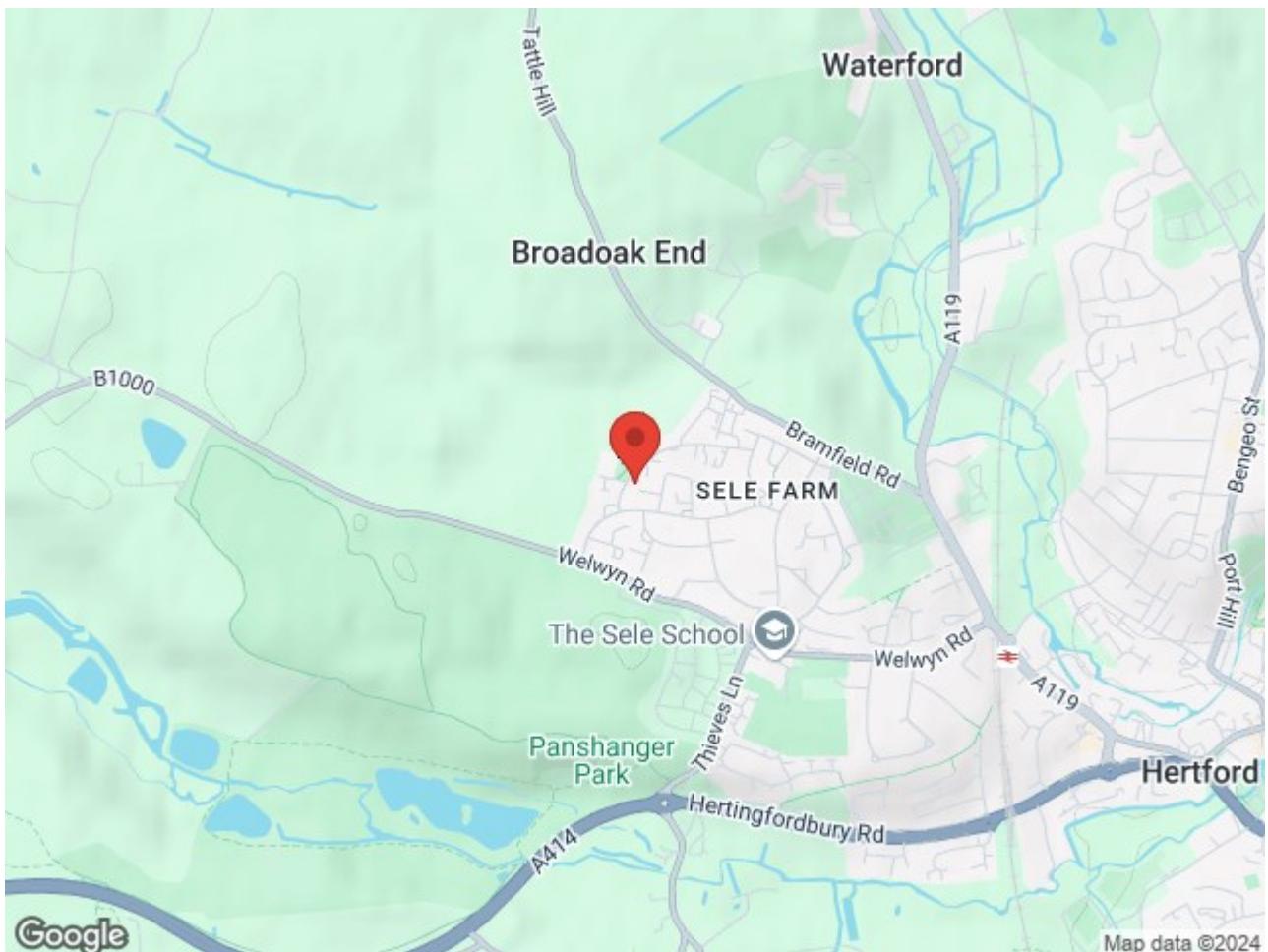
Allocated parking for one car.

Tenure:

Leasehold. 125 years from 24 June 1988. 89 years remaining.

Ground Rent - £120 per annum

Service Charge - £0 per annum.



enquiries@shepherdsofhertford.co.uk

Floor Plan

Approximate Gross Internal Area
69.46 sq m / 747.66 sq ft

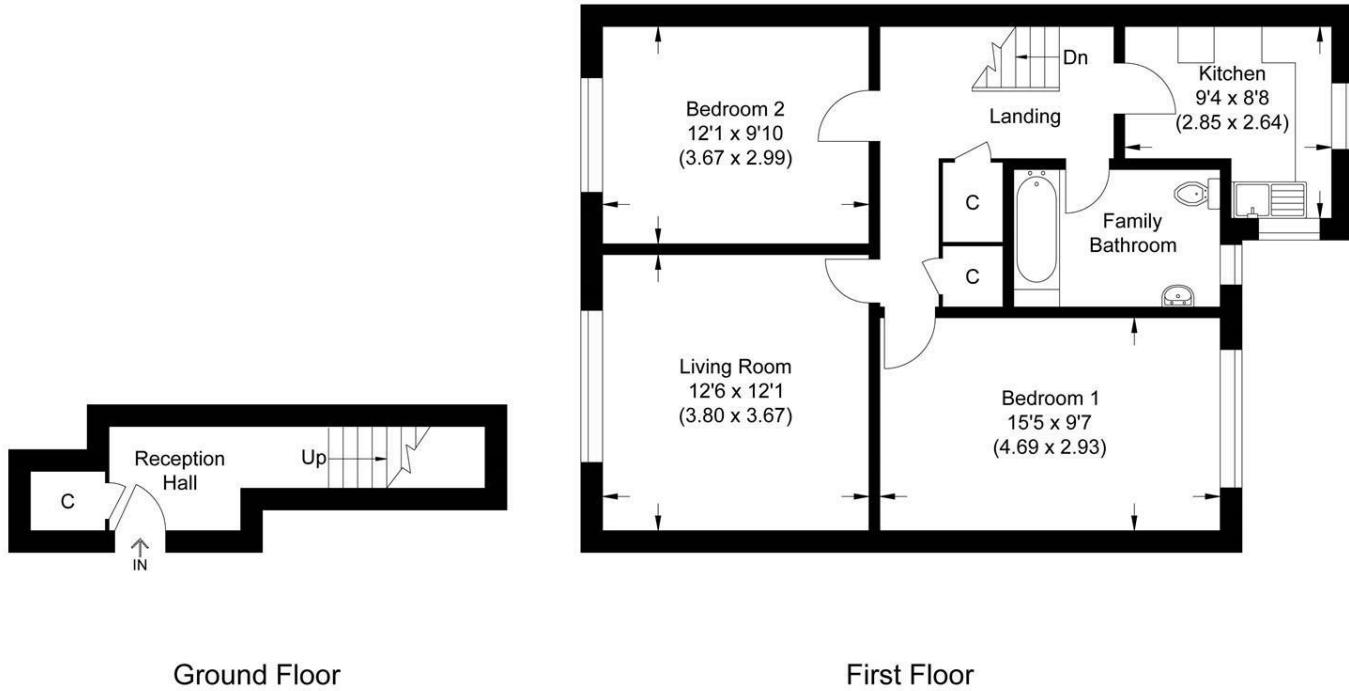
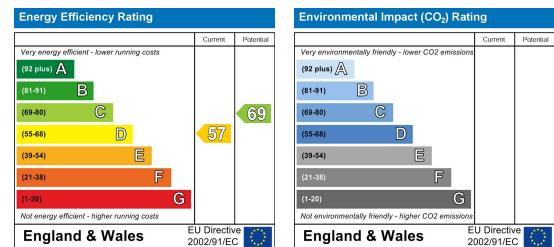


Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing

Please contact Shepherds of Hertford on 01992 551955
if you wish to arrange a viewing appointment for this property or require
further information.

Energy Performance Graph



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