



## 2a Brooks Court

Hertford, SG14 2JF

Price Guide £230,000





# 2a Brooks Court

Hertford, SG14 2JF

Price Guide £230,000



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:

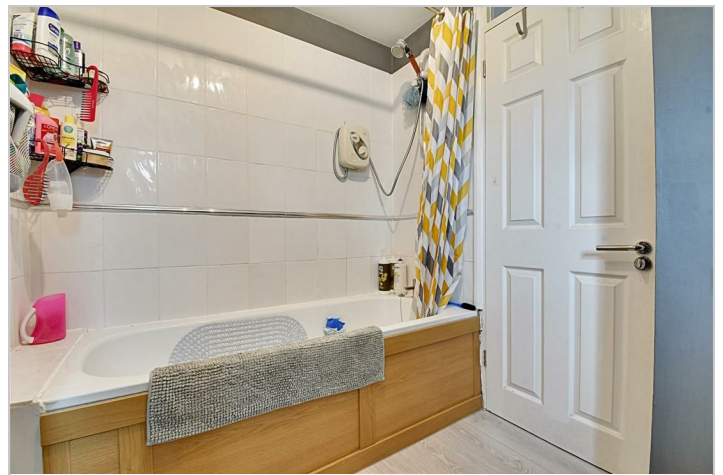
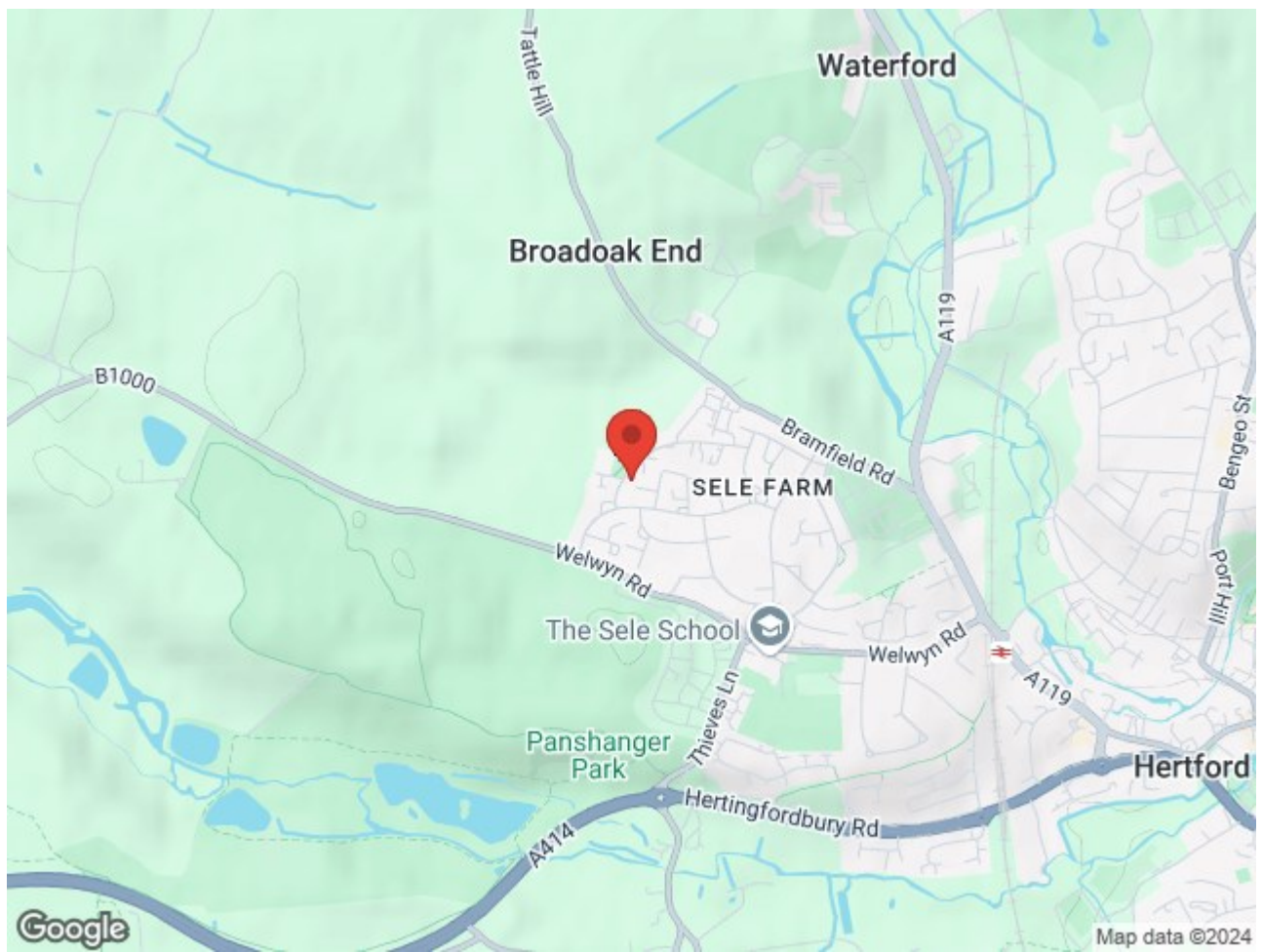
Allocated parking for one car.

## Tenure:

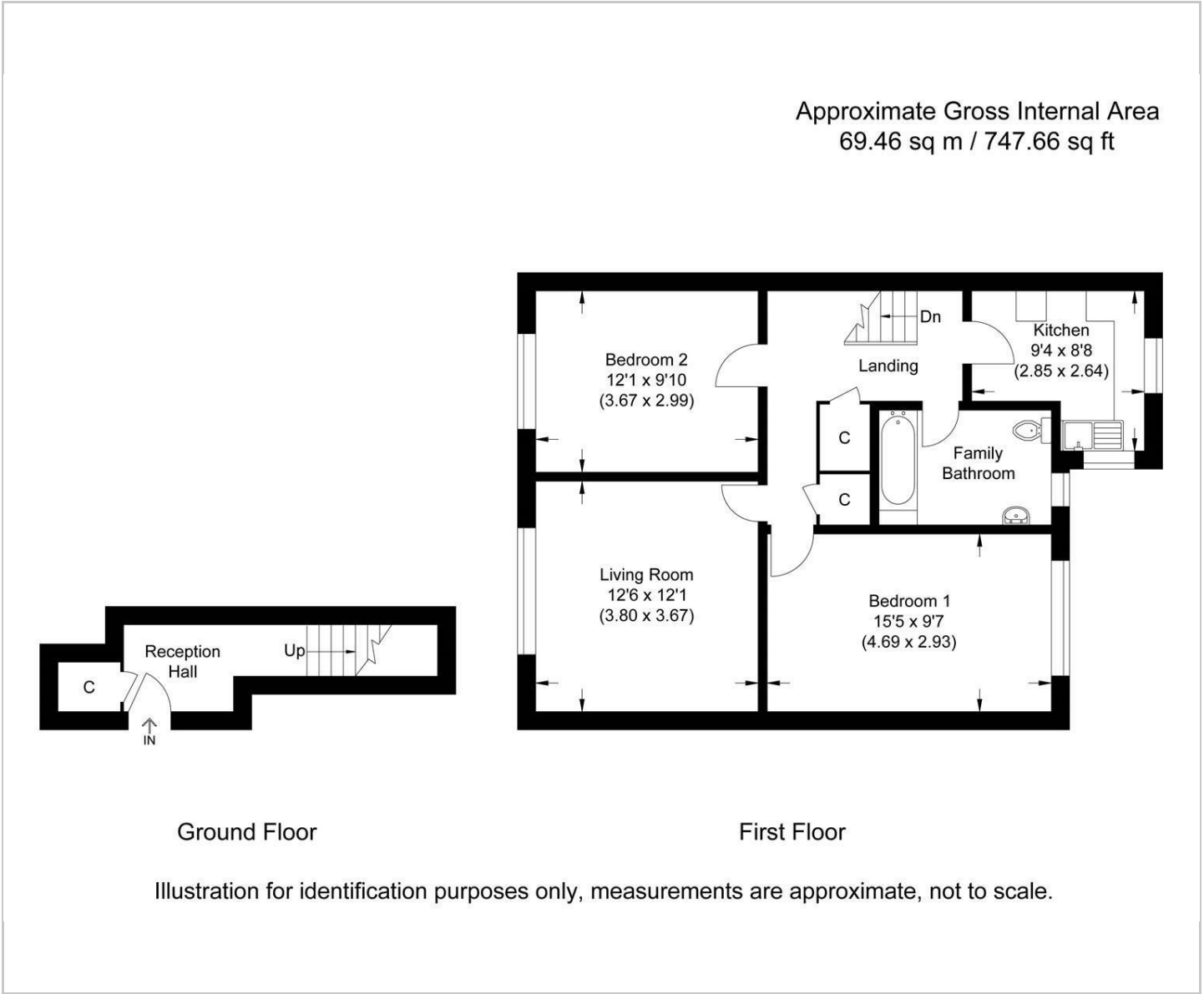
Leasehold. 125 years from 24 June 1988. 89 years remaining.

Ground Rent - £120 per annum

Service Charge - £0 per annum.



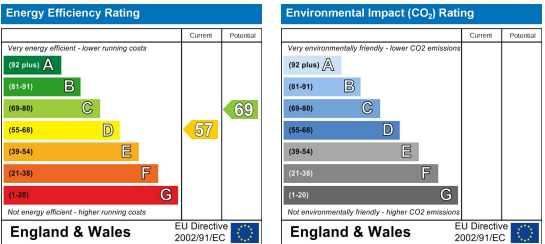
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.