

shepherds

A better home  
moving experience



45 Palmer Road

Bengeo, SG14 3LJ

Price Guide £300,000



## 45 Palmer Road

Bengeo, SG14 3LJ

EXTENDED LEASE AND SUPERB PRIVATE GARDEN TO REAR.

A spacious two bedroom ground floor maisonette located in the sought-after Bengeo area of Hertford, offered with the benefit of an extended lease in excess of 170 years and its own private rear garden.

The property offers well-proportioned accommodation including a bright living room overlooking the front aspect, alongside a fitted kitchen with a range of base and wall units and access to the rear garden. One of the bedrooms is currently arranged as a dining room, providing flexible living space and the option for purchasers to configure the layout to suit their needs.

There are two good sized bedrooms, together with a family bathroom fitted with bath and shower over, wash hand basin and WC.

Externally, the property benefits from a private rear garden, mainly laid to lawn with patio area and garden shed, providing a pleasant outdoor space with additional storage via brick outhouse. There is also further potential to create off street parking to the front (subject to normal planning consents)

The property is well maintained and offers an excellent opportunity for a purchaser to modernise and personalise to their own taste.

The home is conveniently located within easy reach of local amenities including a nearby Co-Op and convenience store, as well as local schools and open countryside walks.



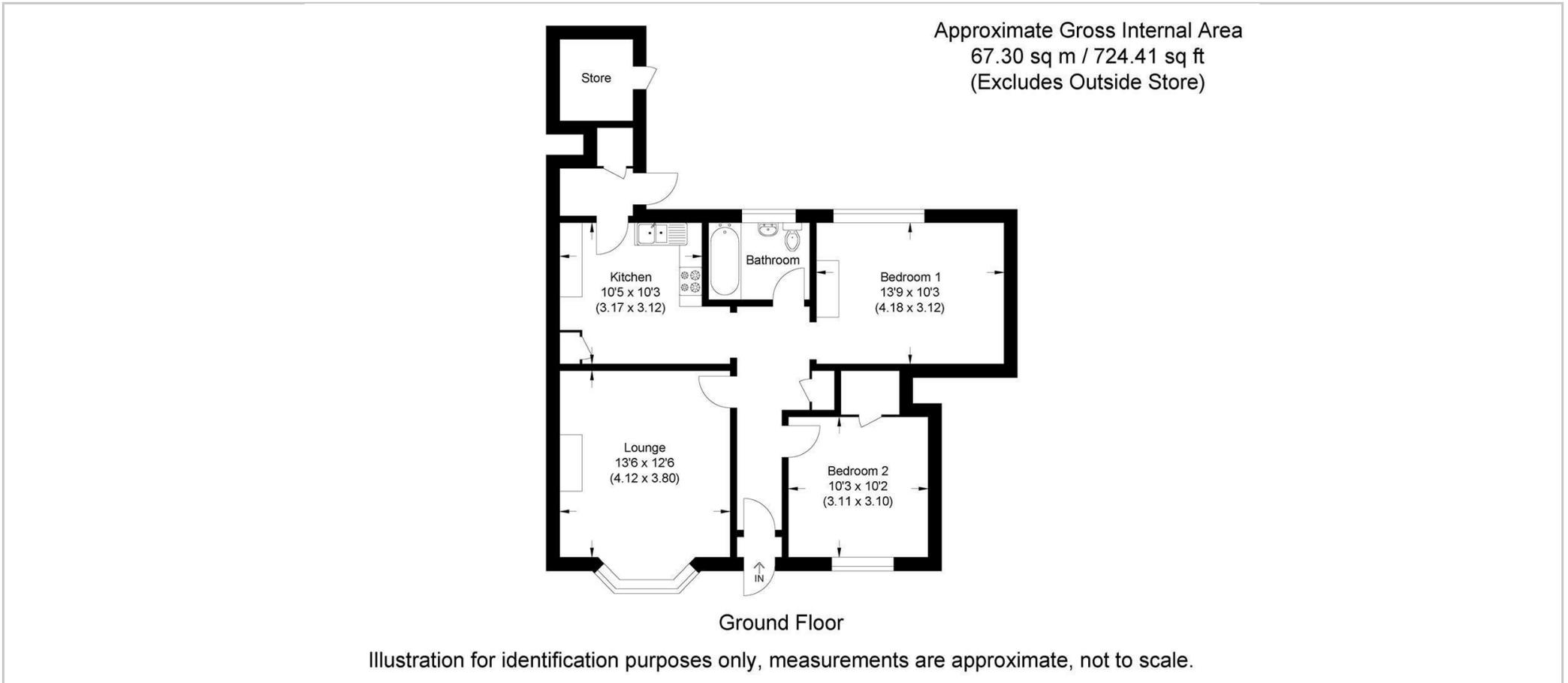


- Two bedroom ground floor maisonette
- Private rear garden
- Extended lease in excess of 170 years
- Spacious living room
- Well-proportioned accommodation throughout
- Opportunity to modernise and personalise
- Popular Bengeo location
- Potential to create off street parking to the front (subject to normal planning consents)

Tenure  
Leasehold - In excess of 170 remaining on lease  
Service Charge - £704.16 per annum  
Ground Rent - peppercorn



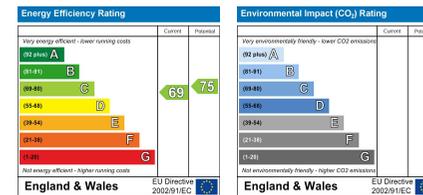
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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