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moving experience



115 Willowmead

Hertford, SG14 2AU

Price Guide £265,000



## 115 Willowmead

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Offered to the market chain free, this one-bedroom ground floor maisonette is situated in the popular Willowmead area of Hertford and presents an excellent opportunity for buyers looking to update and personalise a home to their own taste.

This gas centrally heated accommodation comprises a spacious lounge to the front aspect, a fitted kitchen with door leading directly to the private rear garden plus offers the additional benefit of a further front garden, a double bedroom with built-in wardrobes, and a bathroom fitted with a white suite and shower over bath. The property is tidy and well maintained, offering clear scope for improvement and potential value enhancement.

Externally, the maisonette enjoys its own private, low-maintenance rear garden and also benefits from an allocated parking space conveniently located close by.

Further advantages include an exceptionally long lease of approximately 953 years remaining, no service charge, and a peppercorn ground rent — making this an appealing purchase for first-time buyers or investors.

Willowmead is a well-regarded residential area within easy reach of Hertford town centre, with its range of shops, restaurants and amenities, as well as Hertford East and Hertford North stations providing links into London.



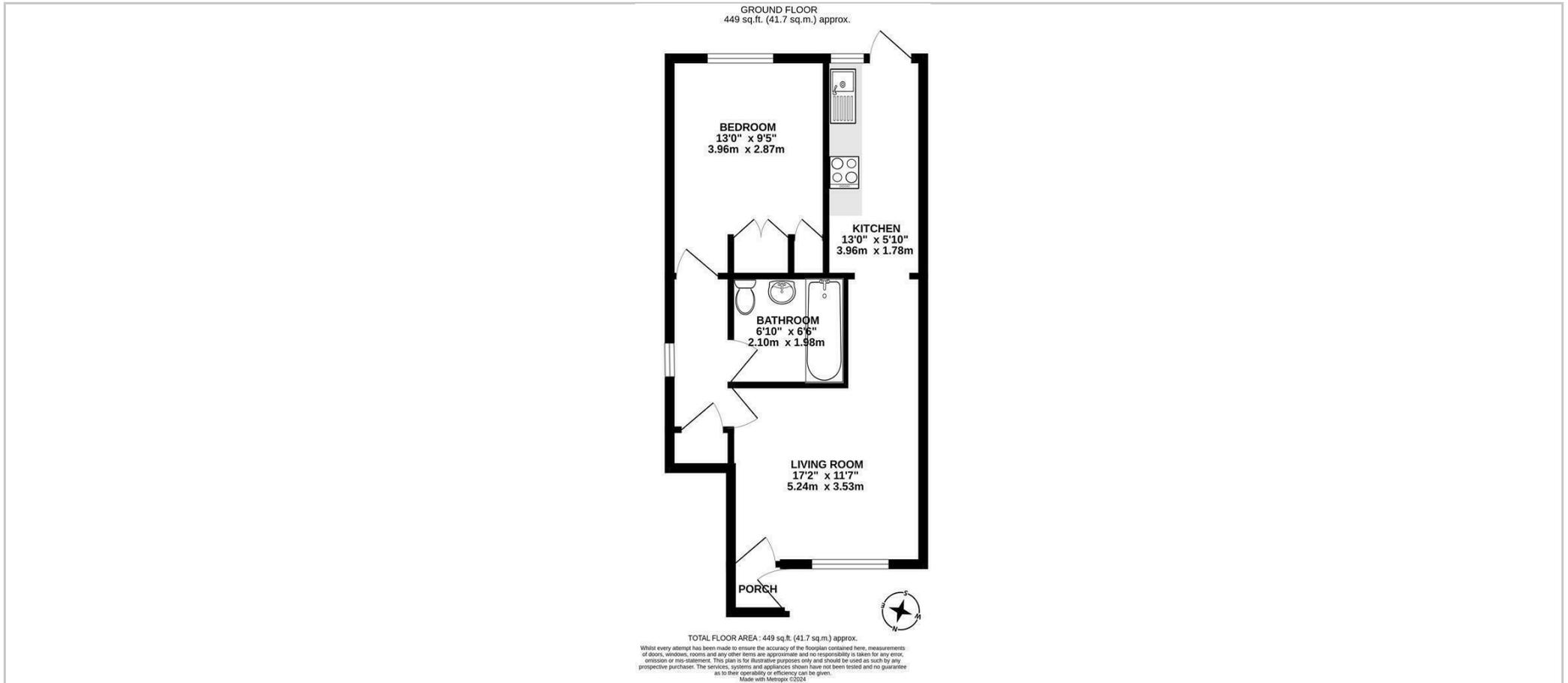


- Chain free one-bedroom ground floor maisonette
- Private, low-maintenance rear garden plus further front garden
- Allocated parking space close by
- Spacious lounge and double bedroom with built-in storage
- Gas centrally heated and double glazed throughout
- Approx. 953-year lease remaining
- No service charge and peppercorn ground rent

Tenure:  
Leasehold - 953 years remaining  
Service Charge - Nil  
Ground Rent - Peppercorn



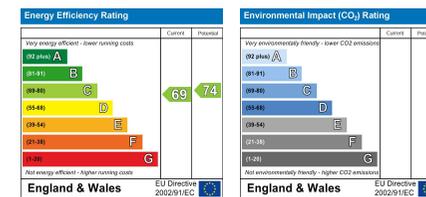
## Floor Plan



## 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



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