

**Lot 63****55 Trinity Road, Hertford Heath,  
Hertfordshire, SG13 7QR****By order of a Major  
Housing Association**

All enquiries Ref: James Paterson



- **Freehold semi-detached bungalow requiring modernisation**
- **Full vacant possession**

**Location:**

The property is situated on Trinity Road which is located off London Road via Woodland Road and Church Hill. Public transport links include Hertford East and Hertford North mainline rail stations together with a network of local bus services serving Hertford Heath, Hertford and the surrounding villages. Road links include the A10 and the A414. Shopping amenities can be found locally within Hertford Heath and Hertford town centre, with an extensive range of shops, bars and restaurants being found in Hertford and Ware. Recreational pursuits can be found locally at the open spaces of Hartham Heath Park, Hertford Heath Nature Reserve and the surrounding Hertfordshire countryside.

**Description:**

Freehold semi-detached bungalow requiring modernisation with front and rear gardens.

**Accommodation:**

One bedroom, open plan reception room/dining room and kitchen, shower room/WC, entrance hall  
Outside: Front and rear gardens

**EPC rating:** D**Council Tax Band:** C**Potential:**

The property may be suitable for development subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

