

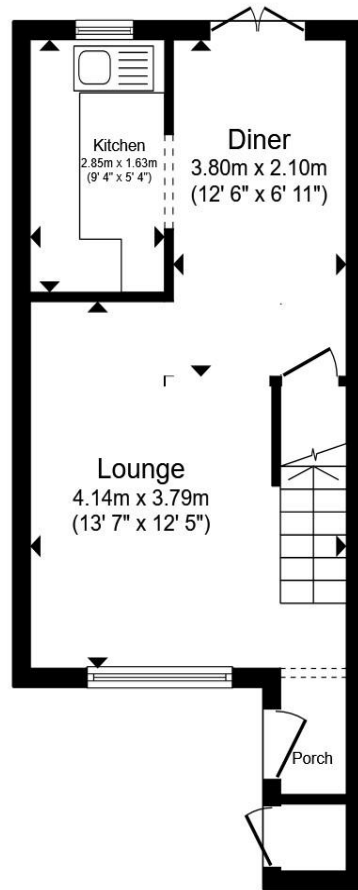


Ladywood Road, Hertford, SG14 2TB

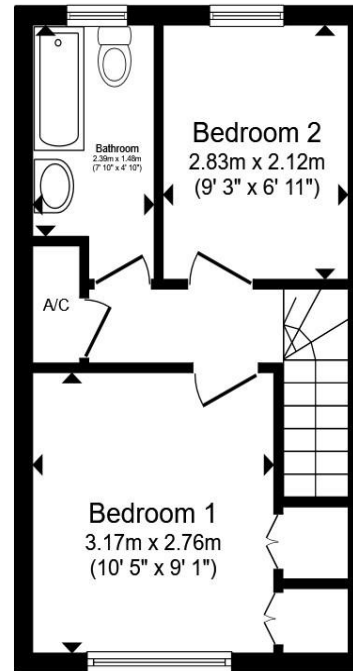
Welcome to Ladywood Road, Hertford

Rarely available and well proportioned, this attractive two double bedroom terraced home is perfectly suited to first-time buyers, downsizers, and young families alike. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer. The property offers a spacious open-plan living and dining room, providing a bright and welcoming space for both relaxing and entertaining, with direct access to a private and secluded rear garden. The ground floor is further complemented by a well-appointed kitchen. To the first floor are two generous double bedrooms, with the principal bedroom benefiting from fitted wardrobes, together with a modern family bathroom. The loft is boarded and insulated and there is cavity wall insulation to the front and rear. Additional benefits include double glazing, gas central heating, allocated parking to the rear, and a large external storage cupboard.





Ground Floor



First Floor

Total floor area 54.9 m² (591 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

-Accommodation Overview-

Entrance Porch

Lounge

Diner

Kitchen

-First Floor Landing-

Bedroom One

Bedroom Two

Bathroom

-Exterior-

Rear Garden

Parking Space

welcome to

Ladywood Road, Hertford

- Two Bedroom Terrace Home
- Open Plan Living / Dining Room
- Generous Double Bedrooms
- Modern Family Bathroom
- Allocated Parking To The Rear

Tenure: Freehold

EPC Rating: D

Council Tax Band: C

Guide Price

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFD108334



Property Ref:
HFD108334 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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