

# HUNTERS®

HERE TO GET *you* THERE



## Fore Street

Hertford, SG14 1DA

Asking Price £215,000



Council Tax: C



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Asking Price £215,000



## Entrance Hall

9'2" x 3'7" (2.79m x 1.09m)

Wood Door into; painted walls, wood flooring. Window to rear aspect;

## Hallway

14'6" x 3'4" (4.42m x 1.02m)

Painted walls, Wood flooring;

## Kitchen

10'6" x 8'1" (3.20m x 2.46m)

Wood Door into; Painted and tiled walls, Wood flooring. Range of matching wall and base units. Window to side aspect. Built in Oven & Hob with feature extractor Hood. Window to rear aspect. Space for fridge freezer.

## Inner Hallway

9' x 3'6" (2.74m x 1.07m )

Painted walls, wood flooring. Understairs storage. Turned staircase to upper floor.

## Living Room

17'6" x 14'4" (5.33m x 4.37m)

Wood door into; Painted walls, Carpet flooring. Feature Fireplace. Exposed Beams. Large window to front aspect.

## Landing

5'7" x 2'8" (1.70m x 0.81m)

Painted walls, Wood flooring.

## Bedroom One

14'3" x 8'5" (4.34m x 2.57m)

Wood door into; Painted walls, Wood flooring. Window to rear aspect

## Inner Hallway

6'3" x 3'6" (1.91m x 1.07m)

Painted walls, Wood flooring;

## Bathroom

8'2" x 5'9" (2.49m x 1.75m)

Wood door into; Tiled walls, Wood flooring. Three piece white suite comprising low level WC, wash basin and panel bath with shower over.

## Bedroom Two

13'3" x 8'3" (4.04m x 2.51m)

Wood Door into; Painted walls, Carpet flooring. Window to rear aspect. Feature Fireplace.

## Agents Note

We are advised by the vendors of the following;

1. Lease length in excess of 145 years
2. The building is Grade 2 listed
3. There is a change of management company and await new management fees

Please contact us for further details and clarification

## Mortgage Advise

Through our associated mortgage broker The Finance Family we can offer clear, impartial advice from the whole of the mortgage market.

Our dedicated advisor can help with all types of mortgages & financial services such as;

- First time buyers
- Re-mortgages
- Buy to Let
- Shared ownership
- Life Assurance & Protection

Please feel free to contact us for further details.

Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. The Finance Family are directly authorised and regulated by the Financial Conduct Authority FCA No. 813073

Presenting a character "Split level apartment" For sale, ideally positioned within a sought after location. This residence benefits from excellent public transport links and is conveniently situated in the Town centre of Hertford. In need of some updating but with great potential. Investors will find this property particularly appealing, with its classic features and desirable address it would make an ideal "Buy To Let".

Upon entering, you are welcomed into an L-shape hallway leading to a Fitted Kitchen. A further hall takes you to a well-proportioned reception room, enhanced by a charming fireplace which creates a warm and inviting atmosphere. This space is ideal

for both relaxing and entertaining guests.

To the upper floor the accommodation comprises two double bedrooms and a fully tiled Bathroom with white suite designed for both convenience and comfort.

Historical features within the property add unique character, blending seamlessly with modern décor to create an appealing living environment.

This property presents a fantastic opportunity for investors seeking a property with established charm and excellent potential for value enhancement. Ideally suited to "Cash Buyers"



## Road Map



## Hybrid Map



## Terrain Map



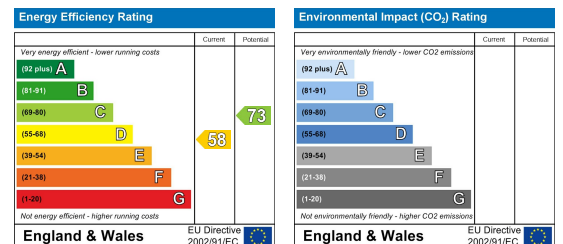
## Floor Plan



## Viewing

Please contact our Hunters Stanstead Abbots Office on 01920 872500 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.