



FREEHOLD

House

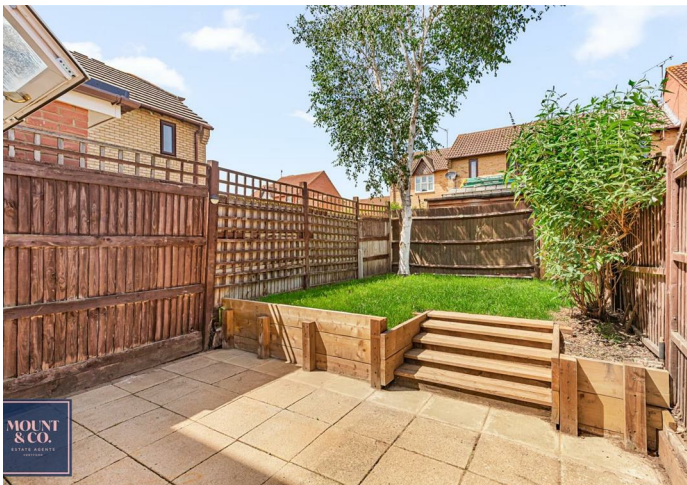
67 THE BRIARS, HERTFORD, SG13 7TR

Guide Price

£425,000

FEATURES

- No Chain
- X2 Allocated Parking
- Rear Access
- Two Bedroom Terrace Home
- SG13 School Catchment Area
- Foxholes Development
- Conservatory With Heating
- Pretty Rear Garden



The Briars Hertford SG13 7TR

The ground floor comprises an entrance hall, a bright and spacious through lounge and dining area, a semi-open-plan kitchen and a conservatory overlooking and providing access to the rear garden. Upstairs, there are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a larger-than-average, beautifully maintained rear garden featuring a patio entertainment area, lawn, garden shed and rear access. Two allocated parking spaces are also included.

Ideally positioned within the SG13 school catchment area and offering excellent access to the A10, Hertford town centre and both train stations, making it perfect for commuters, first-time buyers and investors alike.

Contact Mount & Co to arrange your viewing.





MOUNT & CO | 2 MARKET PLACE, HERTFORD, HERTFORDSHIRE, SG14 1DF



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Call us on

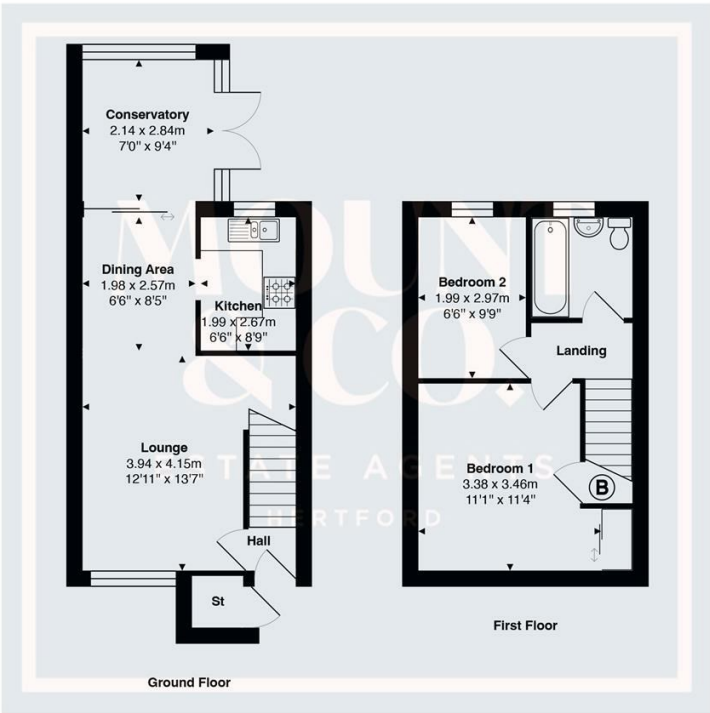
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Council Tax Band

C



Total Area: approx. 59.6 m² ... 642 ft²
 THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
 Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.