



LEASEHOLD

House - Terraced

**39 SELE MILL,
NORTH ROAD,
HERTFORD, SG14
1LD**

Guide Price
£350,000

FEATURES

- Chain Free
- Two Bedroom Home
- Allocated Parking Directly Outside
- New Kitchen, Bathroom & Flooring
- Prestigious Gated Development
- High Ceilings
- Close To Town & Hertford North BR
- Keys Held



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Sele Mill Hertford SG14 1LD

DESCRIPTION

Positioned in an enviable location just a short walk from both Hertford North station and the vibrant town centre, this attractive home offers the perfect blend of convenience and lifestyle.

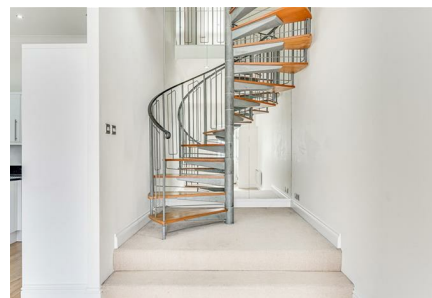
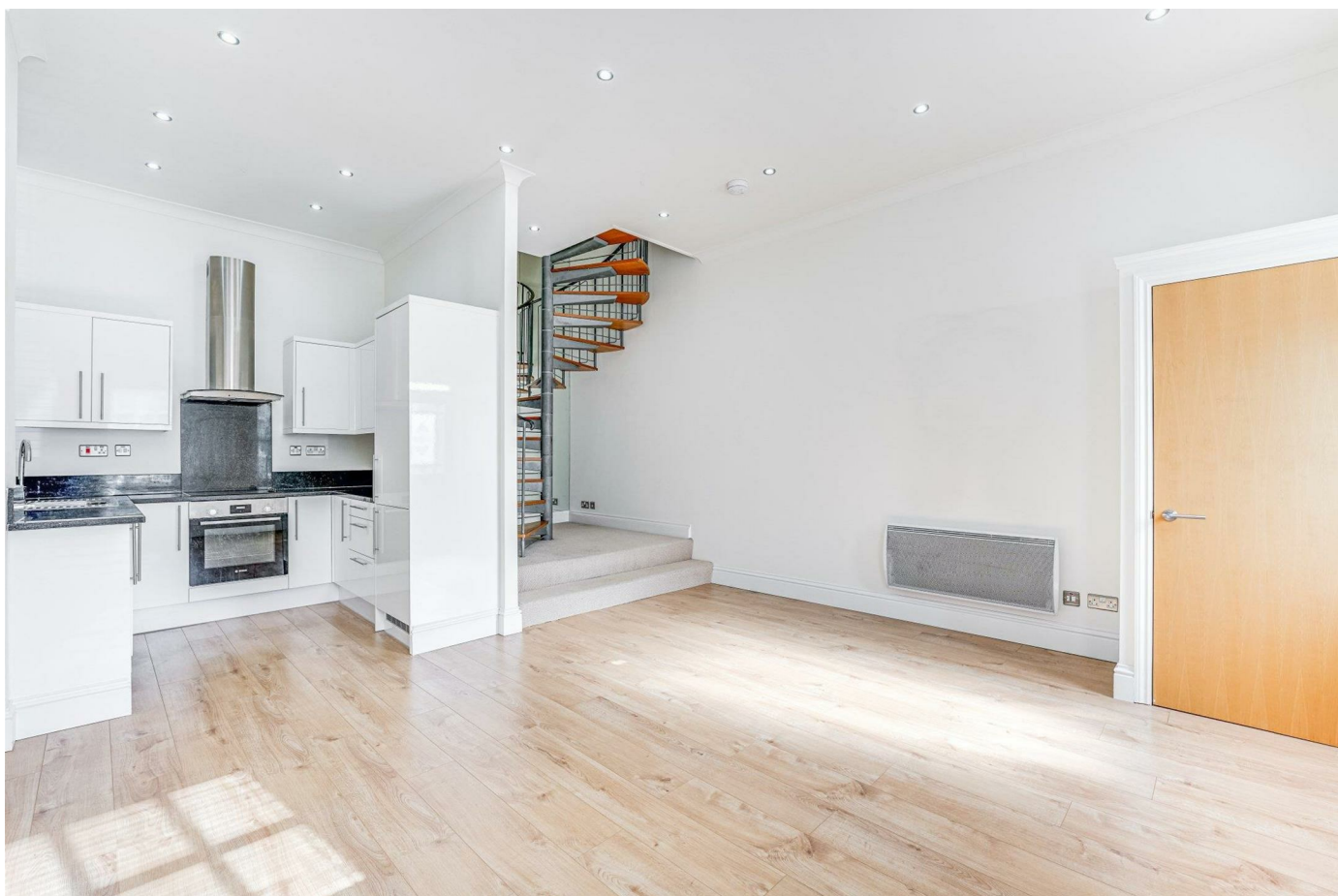
The property welcomes you into a bright and contemporary open-plan lounge/kitchen/diner, thoughtfully designed with sleek white units, modern finishes and elegant wood flooring—creating an ideal space for both relaxing and entertaining.

A striking spiral staircase leads to the first floor, where you'll find two well-proportioned bedrooms alongside a stylish family bathroom.

Externally, the property benefits from allocated parking directly outside, as well as access to beautifully maintained communal gardens, peacefully positioned to the rear of the development and overlooking the River Beane.

With Hartham Common and Panshanger Park both nearby, this home is perfectly placed to enjoy Hertford's green open spaces.

Offered chain free and ready to move into, this property is an ideal purchase for first-time buyers, downsizers or buy-to-let investors alike.



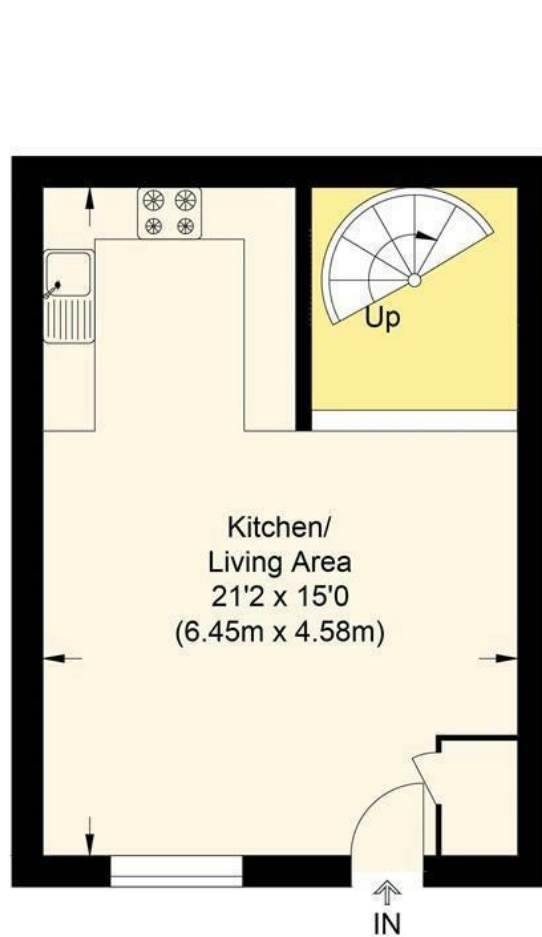
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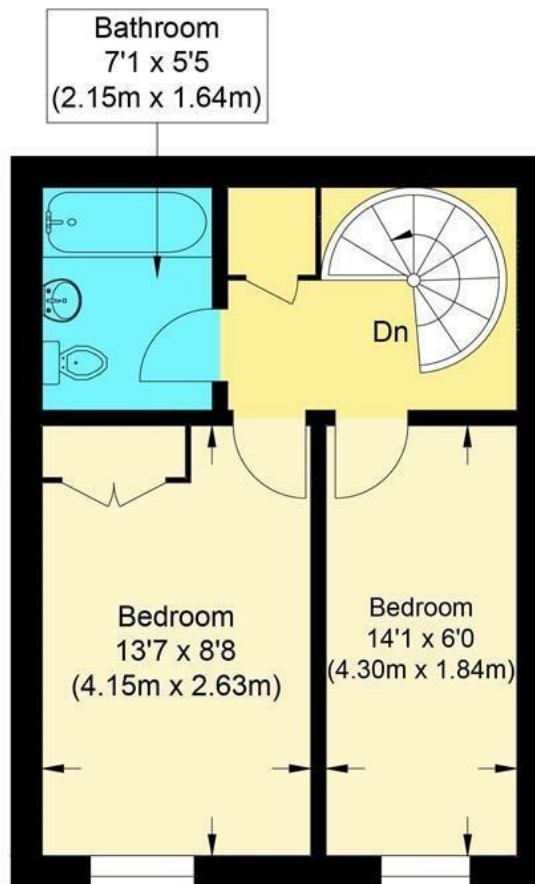
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Ground Floor



First Floor



Sele Mill

Approximate Gross Internal Floor Area : 59.10 sq m / 636.14 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Call us on

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Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		9
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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.