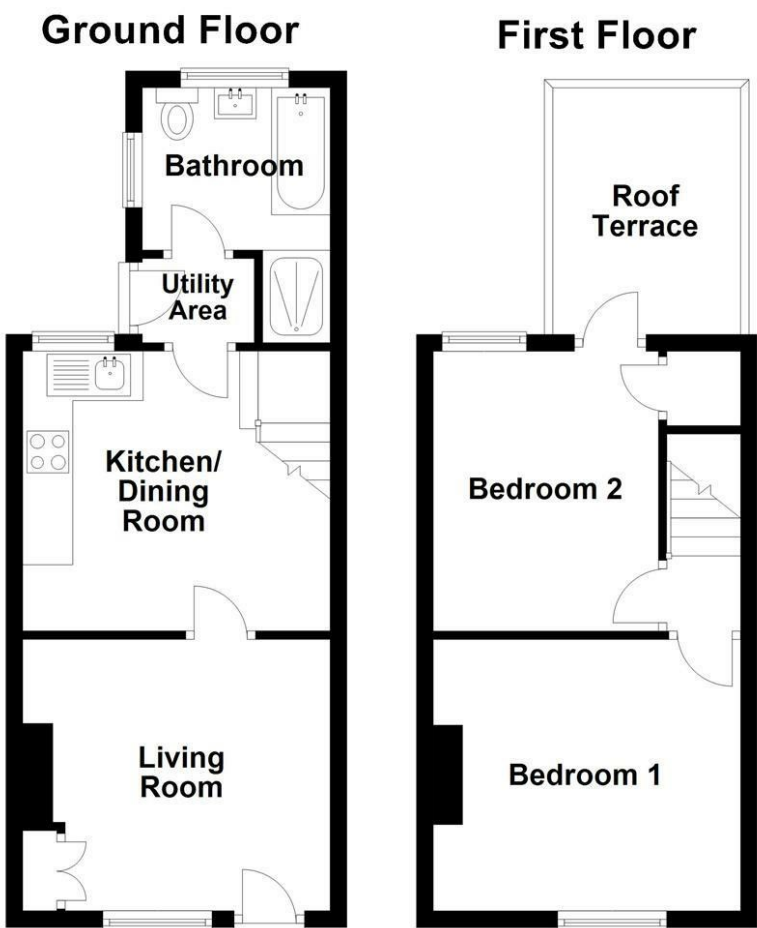




85 Port Vale, Hertford, Hertfordshire, SG14 3AF



Not to scale. For illustrative purposes only

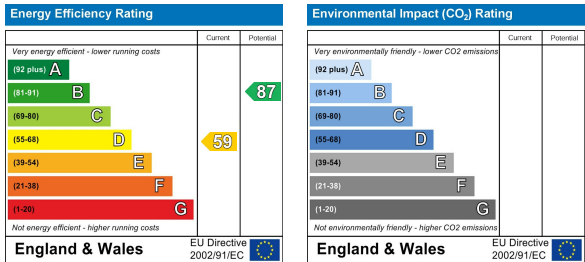


For Auction, Guide £270,000+

FOR SALE BY AUCTION ON WEDNESDAY 19th NOVEMBER 2025 COMMENCING AT 1PM - SALE VIA A LIVE STREAMED AUCTION GUIDE PRICE: £270,000+ ** VIEWINGS BY APPT ** MONDAY 20/10/25 4PM TO 5PM ** & WEDNESDAY 5TH NOVEMBER 3.00 PM TO 4.00 PM ** This period cottage is located close to the centre of Hertford and within short walking distance of Hertford North train station, positioned in a sought-after and attractive location. Ideal for investors, the property is in need of updating but offers significant scope for upgrading and adding value. The accommodation comprises a front reception room with an open fireplace, kitchen/diner to the rear, ground floor bathroom, and two double bedrooms on the first floor, along with a fabulous 1st floor roof terrace boasting exceptional views and a good-sized boarded loft space. Externally, there is a narrow paved area to the front and a small paved courtyard to the rear. This is a superb opportunity to enhance a character home in a desirable setting.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: [auctionhouse.co.uk/bedsandbucks](https://www.auctionhouse.co.uk/bedsandbucks)

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ACCOMODATION

LOUNGE

12'1 x 10'8

Front door, open fireplace, door to

KITCHEN/DINER

12'1 x 10'11

Window to rear, range of fitted wall and base units, stainless steel sink unit, integrated oven/hob, space for further appliances, stairs to 1st floor, door to



BEDROOM TWO

10'6 x 9'8

Door to



ROOF TERRACE

10 x 7'4



OUTSIDE

COURTYARD

Small courtyard to the rear laid to paving.



SERVICES

No appliances or services have been tested

COUNCIL TAX

Hertfordshire Council, Band C

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £3360 (£2800 plus vat)

HOW TO GET THERE

From the A1(M) southbound, exit at Junction 4 and take the A414 towards Hertford. Continue on the A414 for approximately 8 miles, following signs for Hertford. As you approach the town, take the exit towards Hertford Town Centre and continue on Gascoyne Way (A414). At the roundabout, take the first exit onto North Road (A119), then take the first exit at the next roundabout to continue on the A119. At the next roundabout by Hertford North Train Station, turn right and at the T junction turn right onto Port Vale. No. 85 is on the right-hand side.

DOISA/131025SA0204



HALLWAY

Door to garden, door to

BATHROOM

7'3 x 6'9

Window to rear, bath, sink, WC, shower cubicle, tiled to bath and shower area.



LANDING

Access to boarded and insulated loft space

BEDROOM ONE

12 x 10'4

Window to front

For further information on viewing call 01908 030127