



Elliot Heath
ESTATE AGENTS

9 Temple Court, Hertford
Guide Price £225,000

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Hertford, Hertford

First-floor maisonette near countryside & town centre. 950 + year lease, share of freehold, low charges, no chain. Double glazing, views, gas heating, parking, gardens. Ideal first buy /investment.

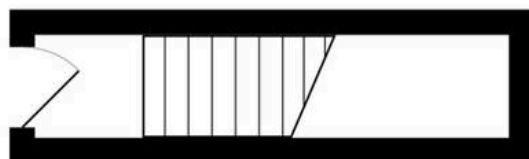
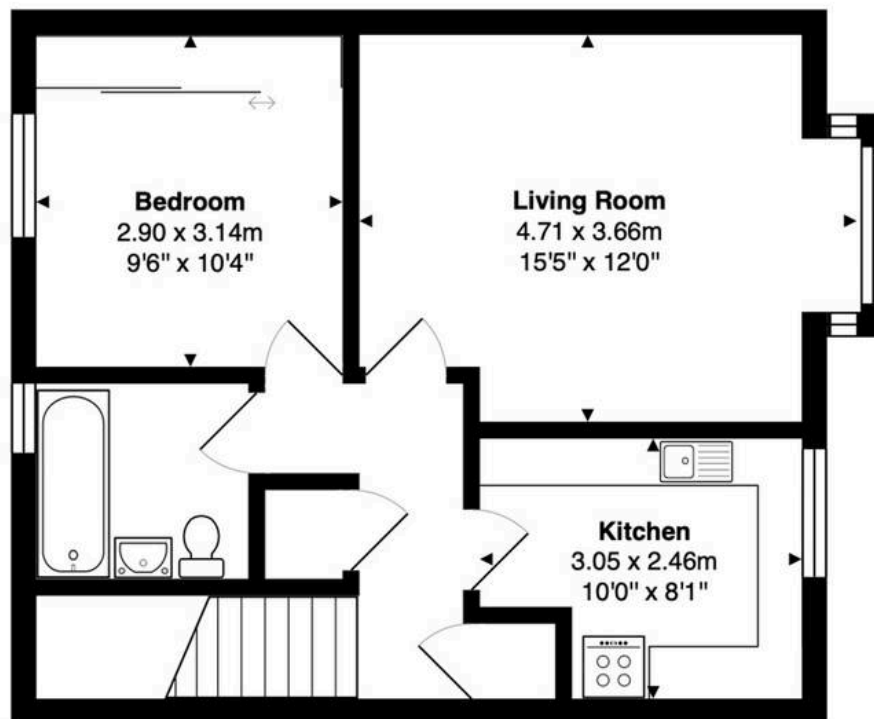
Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Ground Floor
Area: 4.4 m² ... 47 ft²

First Floor
Area: 46.4 m² ... 499 ft²

Total Area: 50.8 m² ... 546 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Accommodation

Private front entrance door to:

Entrance Lobby

With stairs rising to:

First Floor Landing

With airing cupboard and large built in storage cupboard, radiator, large loft area, fully boarded and sectioned, doors to:

Living Room

15' 5" x 12' 0" (4.71m x 3.66m)

With double glazed box bay window with pleasant views to the rear aspect, built in window seat with storage below, radiator.

Kitchen

10' 0" x 8' 1" (3.05m x 2.46m)

With double glazed window. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fridge/freezer, washing machine, Credas oven, gas boiler, tiled splash back areas, tile effect flooring.

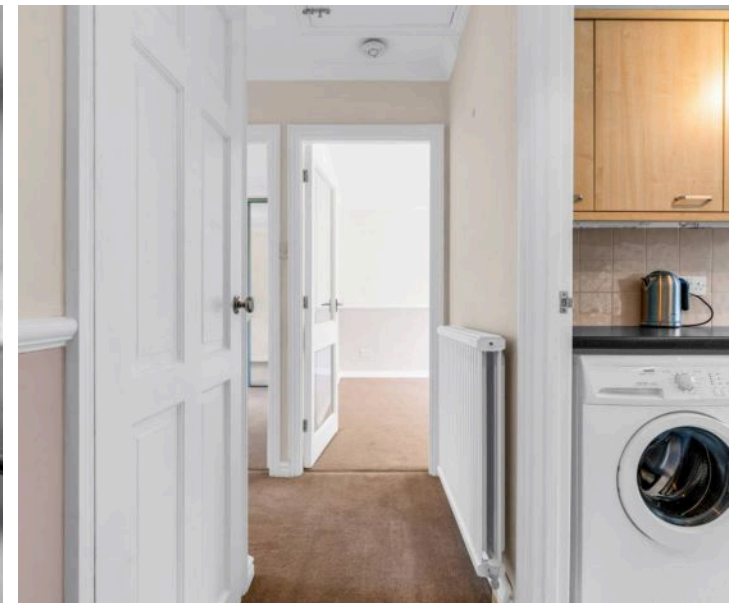
Bedroom

9' 6" x 10' 4" (2.90m x 3.14m)

With double glazed window, radiator, built in wardrobe cupboards with mirrored sliding doors, integrated desk unit/dressing table, and drawer unit.

Bathroom

With double glazed window with obscure glass. Fitted with a suite comprising panel enclosed bath with power shower over, dual flush wc, pedestal wash hand basin, tiled splash back areas, tile effect flooring, radiator.





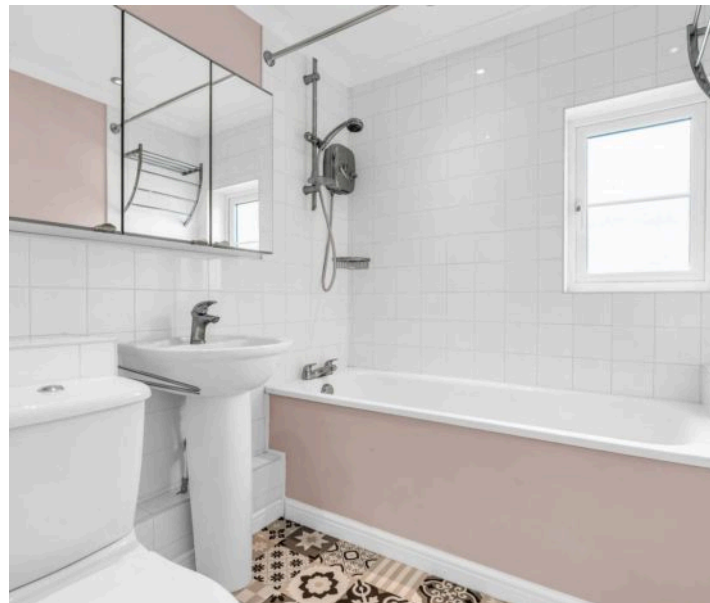
COMMUNAL GARDEN

Attractive communal gardens.

ALLOCATED PARKING

1 Parking Space

Allocated parking space.





Elliot Heath Estate Agents

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