



52 Winterscroft Road

Hoddesdon EN11 8RJ

Price £225,000



KIRBY COLLETTI are pleased to offer this SPACIOUS ONE DOUBLE BEDROOM FIRST FLOOR MAISONETTE with its OWN REAR GARDEN situated within a short walk to Hoddesdon Town Centre and Barclay Park.

The property benefits from Spacious Lounge, Gas Central Heating to Radiators, uPVC Double Glazing, Re-Fitted Bathroom and Kitchen.



ACCOMMODATION

uPVC Double glazed front door to:

ENTRANCE HALL

Stairs to first floor landing.

LANDING

Loft Access. Airing cupboard. Additional cupboard housing gas central heating boiler.

LOUNGE

12'2 x 12 (3.71m x 3.66m)

Two front aspect uPVC double glazed windows. Radiator. Storage cupboard. Laminate flooring.

KITCHEN

9'7 x 9'1 (2.92m x 2.77m)

Rear aspect uPVC double glazed window. Range of wall and base mounted units. Roll edged work surfaces. Inset single drained sink unit. Gas cooker point. Plumbing for washing machine. Space for fridge/freezer. Larder cupboard. Laminate flooring. Radiator.

DOUBLE BEDROOM

13'0 x 10'7 (3.96m x 3.23m)

Rear aspect uPVC double glazed window. Radiator. Hanging wardrobe cupboard.

RE-FITTED BATHROOM

Side aspect uPVC double glazed window. White suite comprising panel enclosed bath with mixer tap over. Wall mounted shower and shower screen. Low level W.C. Pedestal wash hand basin. Fully tiled walls. Heated towel rail.

EXTERIOR

REAR GARDEN

60ft Deep. Brick built shed.

AGENT NOTE

Lease 125 years from 1989. Ground rent and service charge £440 per year.

Road Map



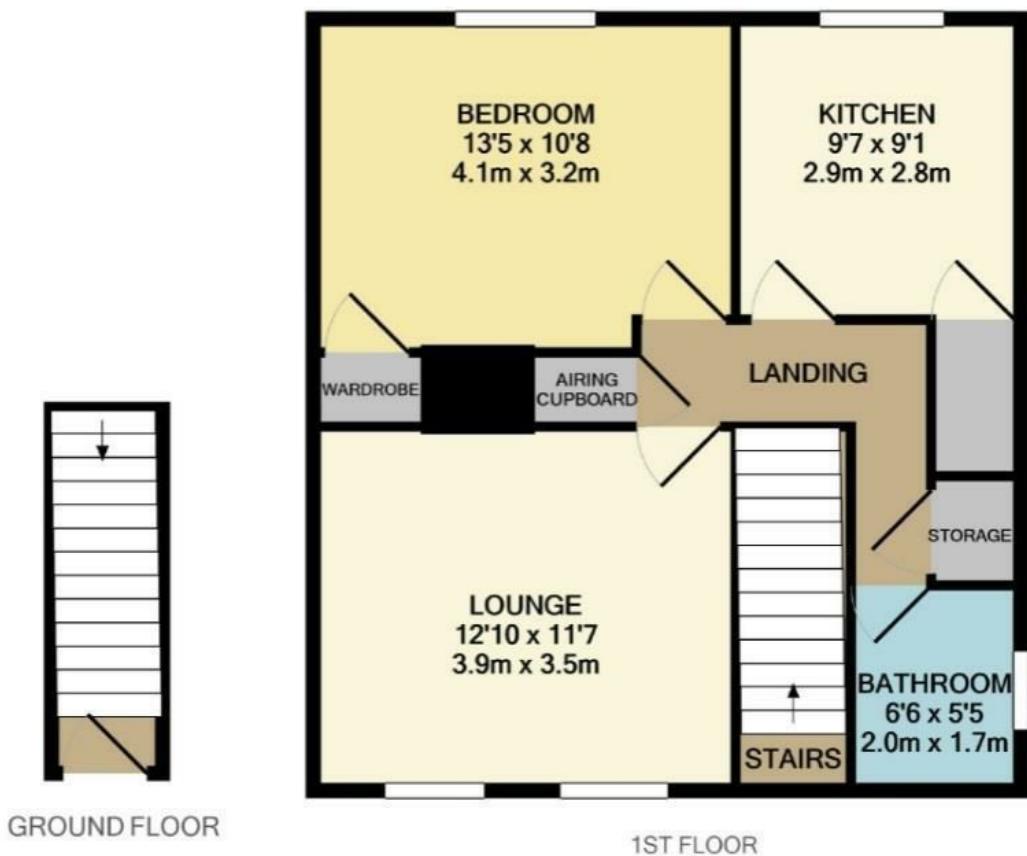
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	77	77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

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