



## 15 Barclay Court Park View

Hoddesdon, EN11 8QD

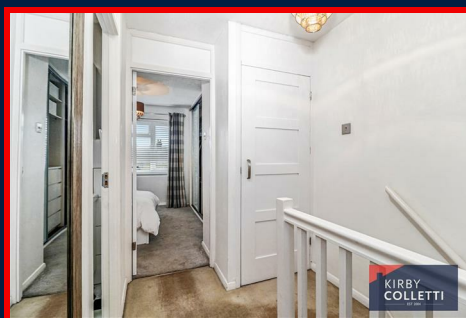
**Price £300,000**



\*\*\* Chain Free & Share of Freehold\*\*\* Kirby Colletti are pleased to offer this Split Level Two Bedroom Maisonette situated close to Hoddesdon Town Centre with its comprehensive shopping facilities, Schools, Bus Services, Train Station and Barclay Park with its open countryside.

The property has been well maintained by the current owner and benefits from Gas Central Heating, uPVC Double Glazing, Lounge/Dining Room, Kitchen, Re-Fitted Bathroom, Own Garden and En Bloc Garage.

- Chain Free
- Lounge/Dining Room
- Garden
- Split Level Maisonette
- Kitchen
- En Bloc Garage
- Two Bedrooms
- Bathroom
- Town Centre Location



### Accommodation

uPVC Double glazed front door to:

#### Entrance Hall

Stairs to first floor. Door to:

#### Lounge/Dining Room

20'6 x 11'11 (6.25m x 3.63m)

Front aspect uPVC double glazed window. Stairs to first floor. Television aerial point. Radiator. Laminate floor. Door to:

#### Kitchen

11'10 x 7 (3.61m x 2.13m)

Rear aspect uPVC double glazed window. Range of wall and base mounted units. Roll edged worksurfaces. Inset single drainer one and half bowl sink unit mixer tap over. Built in gas four ring hob. Extractor hood over. Built in oven below. Plumbing for washing machine. Space for tumble dryer and fridge/freezer.

#### First Floor Landing

Cupboard housing gas central heating boiler.

#### Bedroom One

11'11 x 10'7 (3.63m x 3.23m)

Rear aspect uPVC double glazed window. Column radiator. Fitted wardrobes to one wall.

#### Bedroom Two

10'5 x 9'8 (3.18m x 2.95m)

Front aspect uPVC double glazed window. Radiator. Fitted wardrobe cupboard. Storage cupboard. Laminate flooring.

### Bathroom

6'8 x 5'9 (2.03m x 1.75m)

White suite comprising comprising P shaped bath. Wall mounted shower and shower screen. Low level W.C. Wash hand basin. Partly tiled walls. Radiator. Skylight.

### Exterior

#### Rear Garden

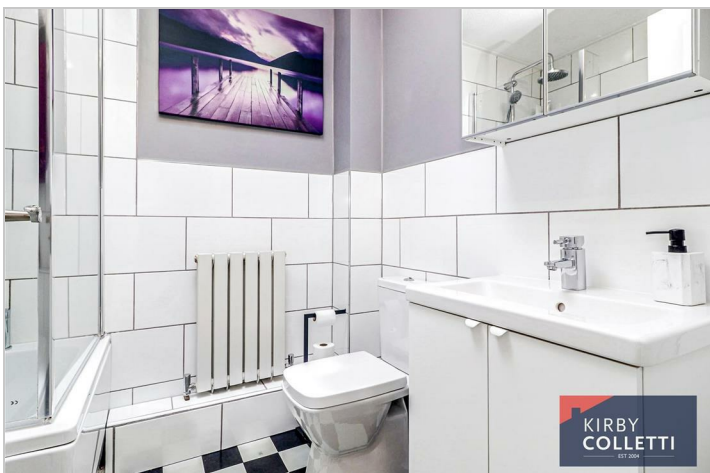
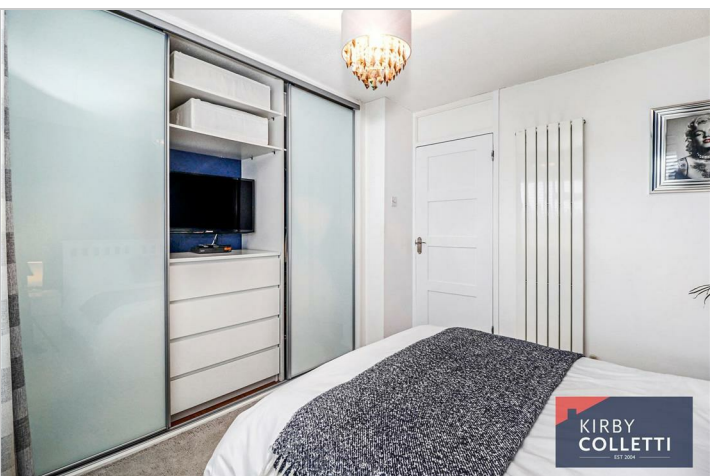
Enclosed by close boarded fencing. Remainder laid with shingle. Garden shed.

#### En Bloc Garage

Up and over door.

### Agents Note

Share of Freehold. Lease 942 rears remaining. Service Charge £1,200 Per Year. Ground Rent Zero.



## Road Map



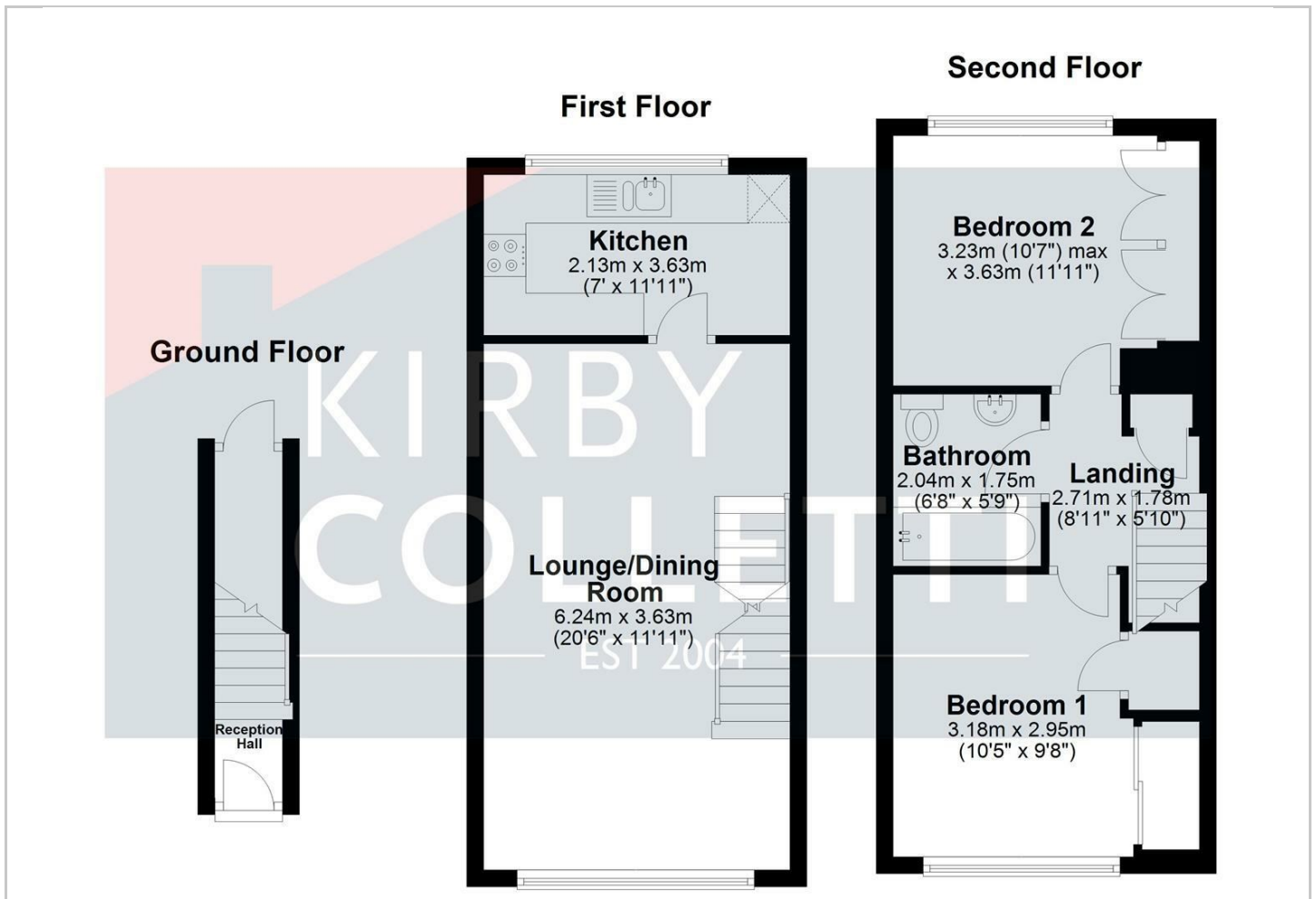
## Hybrid Map



## Terrain Map



## Floor Plan

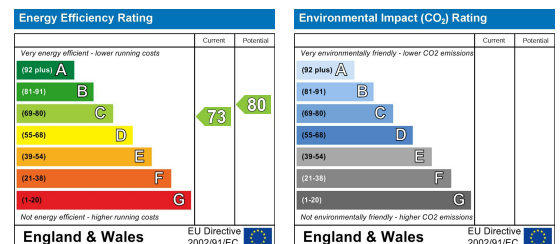


## Viewing

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

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## Energy Efficiency Graph



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