



5 Roman Street

Hoddesdon, EN11 8JH

£375,000



Kirby Colletti are pleased to offer this Two Double Bedroom End Terraced Character Cottage which has been well maintained by the current owner to include Re-Fitted Kitchen, Open plan Lounge/Diner , Two Bathrooms and South Facing rear garden.

Ideally situated within easy access to Hoddesdon Town Centre and its comprehensive shopping facilities , Bus Services, Schools, and Rye House Station.

- Character Cottage
- Re-Fitted Kitchen
- uPVC Double Glazed Windows
- Easy access to Station
- Two Bedrooms
- Two Bathrooms
- South Facing Rear Garden
- Open Plan Lounge/Diner
- Gas Central Heating
- Close to Town Centre



Accommodation

Wooden front door to:

Entrance Lobby

3'10" x 3'7" (1.17m x 1.09m")

Side aspect uPVC double glazed window.

Access to:

Open Plan Lounge/Diner

22'4" x 10'11" (6.81m x 3.33m)

Dual aspect uPVC double glazed windows.

Two feature fireplaces. Two radiators. Stairs to first floor. Laminate flooring. Television aerial point. Door to:

Re-Fitted Kitchen

10'9"max x 10'9" max (3.28m"max x 3.28m" max)

Dual aspect uPVC double glazed windows.

Composite door to rear garden. Range of wall

and base mounted units. Worksurfaces over.

Inset stainless steel sink unit with mixer tap

over. Built in gas four ring hob. Extractor hood

over. Built in oven below. Cupboard housing

gas central heating boiler. Door to:

Bathroom

6'4" x 6' (1.93m" x 1.83m)

Rear aspect uPVC double glazed window.

White suite comprising panel enclosed bath.

Wall mounted shower and shower curtain.

Pedestal wash hand basin. Low level W.C.

Part tiled walls. Radiator.

First floor landing

Loft access. Doors to bedrooms.

Bedroom One

11' x 10'11" (3.35m x 3.33m")

Front aspect uPVC double glazed window.

Radiator. Feature fireplace. Laminate flooring.

Bedroom Two

10'11 x 8'3" (3.33m x 2.51m")

Rear aspect uPVC double glazed window.

Radiator. Feature fireplace. Door to:

En Suite Bathroom

6'11" x 6'11" (2.11m" x 2.11m")

Rear aspect uPVC double glazed window.

White suite suite comprising panel enclosed

bath. Low level W.C. Wash hand basin. Part

tiled walls. Radiator. Laminate flooring.

Exterior

Rear garden

South facing with resin patio area. Small lawn

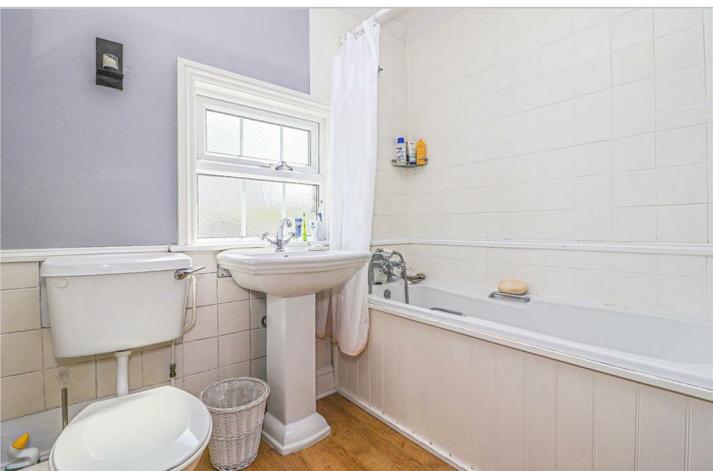
area. Garden shed. Outside lighting. Water

Tap. Side pedestrian access.

Front garden

Access to front door. Side pedestrian access

to rear garden.



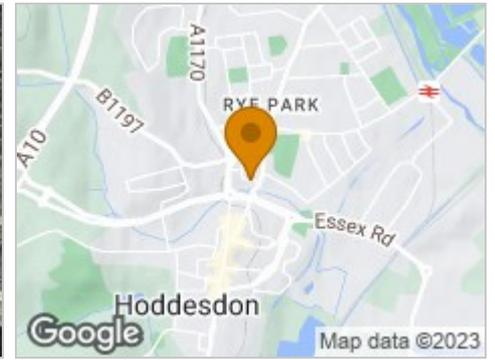
Road Map



Hybrid Map



Terrain Map



Floor Plan

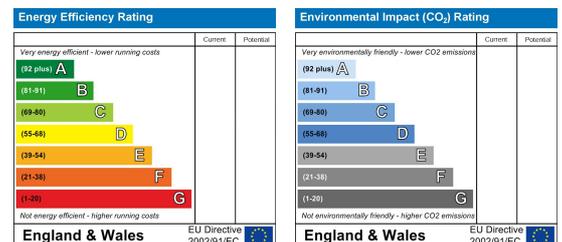


Viewing

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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