

7 Thornton Street
Herford, SG14 1QH
Guide price £445,000

ma
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The property is well presented inside with a wealth of original features including beautiful fireplaces, wooden floors and the charm of an older style property. The ground floor offers a living room with fireplace and a well proportioned kitchen which leads to the ground floor bathroom. The property has two charming double bedrooms to the first floor. Outside the rear garden has been paved which is great for BBQ's and outside entertaining.

Being located on Folly Island this home is just a few minutes walk to the excellent transport links, shops, bars and restaurants of central Hertford, and of course Hartham Common and the River Lea, as well as Hertford's Saturday street market.

Rear Garden

The rear garden has been paved which provides a great place for outside entertaining as well as offering a storage shed. There is rear access and outside lighting.

Resident's Parking

Resident Parking Scheme for Folly Island, Hertford.

Hours of operation are Monday to Saturday 9am - 9pm (excluding Bank and Public Holidays).

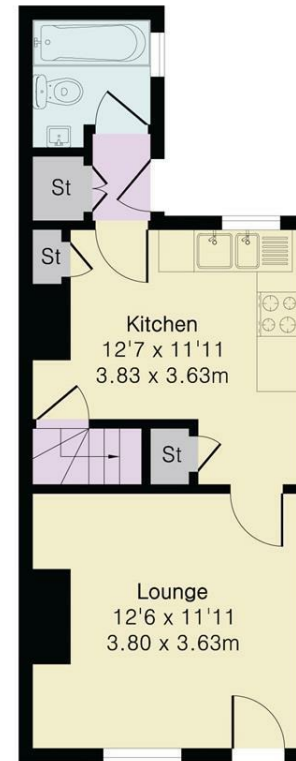




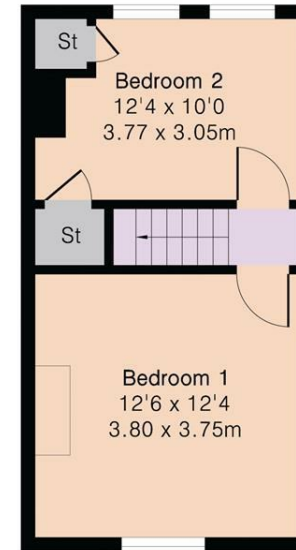
Approximate Gross Internal Area 658 sq ft - 61 sq m

Ground Floor Area 356 sq ft – 33 sq m

First Floor Area 302 sq ft – 28 sq m



Ground Floor



First Floor

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

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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