

33 Page Road
Herford, SG13 7JN
Guide price £415,000

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33 Page Road Hertford, SG13 7JN

CHAIN FREE - Positioned on the south side of Hertford is this spacious three-bedroom mid terrace family home located in the favourite SG13 schooling and in a prime area to walk to the town centre and station. The property benefits from a good size kitchen/dining room, double glazing and gas central heating. To the rear of the property there is a good size rear garden that has been landscaped to offer terrace areas and artificial lawn. There is also a garage and parking to the rear.

The property is bright and well-presented throughout with immaculate décor arranged over two floors. On the ground floor is a welcoming entrance hall with stairs to first floor.

The lounge is at the front of the property overlooking the road and enjoys a feature fireplace.

The eat-in kitchen/diner is nicely fitted with a range of units and French doors to the garden..

On the first floor is a good-sized landing leading to three bedrooms and a modern bathroom suite.

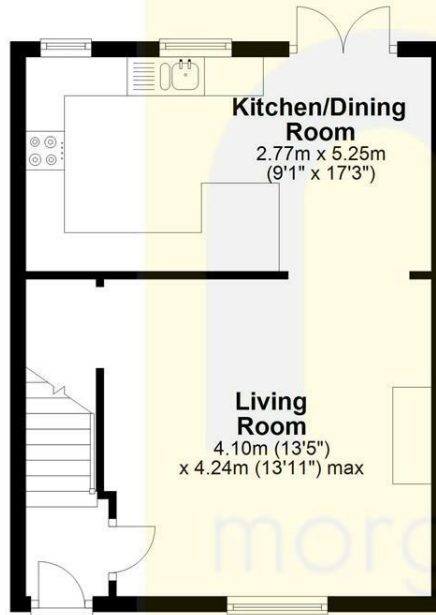
Set back nicely from the road the house offers a well maintained front garden.





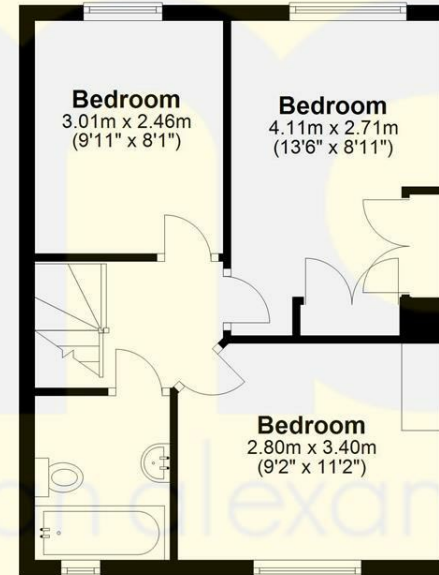
Ground Floor

Approx. 36.6 sq. metres (393.8 sq. feet)



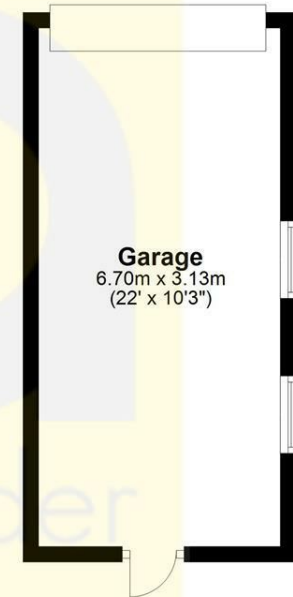
First Floor

Approx. 36.7 sq. metres (395.4 sq. feet)



Outbuilding

Approx. 21.0 sq. metres (225.7 sq. feet)



Total area: approx. 94.3 sq. metres (1015.0 sq. feet)

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 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

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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