

9 Wellington Street
Herford, Hertfordshire SG14 3AN
Guide price £500,000

ma
morgan alexander





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CHAIN FREE- Set in the heart of Bengeo, along a pretty street, is this beautiful three-bedroom Victorian home located within walking distance of Hertford town centre and 0.5mile to Hertford North Station.

On the ground floor the property offers an open plan lounge/kitchen diner with attractive sash window with feature fireplace as utility and wc.

To the first floor are two bedrooms and a family bathroom. The top floor forms the loft conversion offering a good size bedroom with views over the garden.

Outside there is a delightful courtyard garden, leading to a brick built outbuilding which has been converted to a useful utility space and outdoor lounge/office.

Hertford is well noted for its excellent choice of schools for all age groups. Sports and social requirements are well catered for, including Hartham sports centre and pool, various clubs and associations and a comprehensive range of restaurants and bars. Hertford benefits from two mainline stations to London.





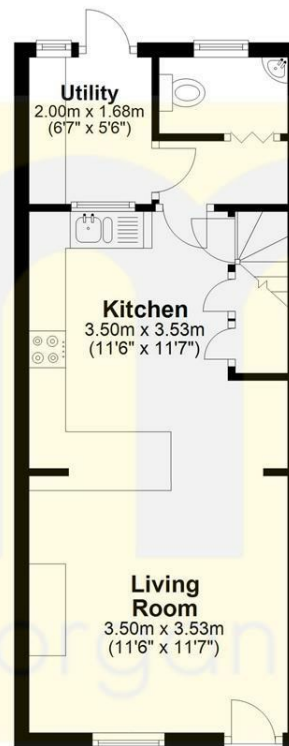
Outbuilding

Approx. 7.6 sq. metres (81.6 sq. feet)



Ground Floor

Approx. 32.5 sq. metres (349.6 sq. feet)



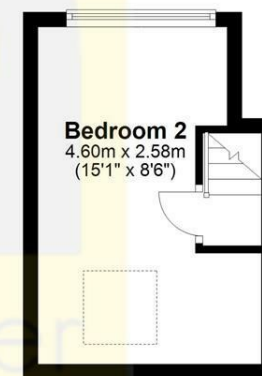
First Floor

Approx. 28.3 sq. metres (304.3 sq. feet)



Second Floor

Approx. 13.3 sq. metres (143.6 sq. feet)



Total area: approx. 81.7 sq. metres (879.0 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 an 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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