

45 Bengeo Street
Herford, SG14 3ET
Guide price £375,000

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45 Bengo Street Hertford, SG14 3ET

A beautiful two bedroom Victorian home complimented by stunning garden and located within walking distance of Hertford town centre and Hertford North Train Station.

This home is arranged over two floors offering well proportioned bright rooms, on the ground floor is a living room, kitchen/diner and family bathroom. On the first floor are two double bedrooms. This home benefits from a good size rear garden, perfect for outside dining and family fun.

Being located on Bengo Street this home is just a few minutes walk to the excellent transport links, shops, bars and restaurants of central Hertford, and of course the River Lea and Hartham Common.





Ground Floor
Approx. 33.5 sq. metres (361.1 sq. feet)



First Floor
Approx. 27.5 sq. metres (296.3 sq. feet)



Total area: approx. 61.1 sq. metres (657.4 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.
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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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