

46 Bullocks Lane
Herford, Herfordshire SG13 8DB
Guide price £550,000

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Located on a popular residential street close to Hertford town centre, with a garage providing parking is this generously proportioned three-bedroom Victorian home.

This fine end of terrace character home offers excellent accommodation, arranged over three floors. On the ground floor you are greeted by a spacious dining room, open plan to a newly fitted modern kitchen. A beautiful lounge offers a large window and feature fire place.

A short flight of stairs lead you up to bedroom one and bedroom two and family bathroom. The top floor forms the third bedroom which also enjoys and ensuite shower room.

To the rear a landscaped, manageable garden, AstroTurf lawn and a high degree of privacy. There is a terrace areas for outside dining and entertaining. At the rear of the property is a garage with power, offering an off street parking space.

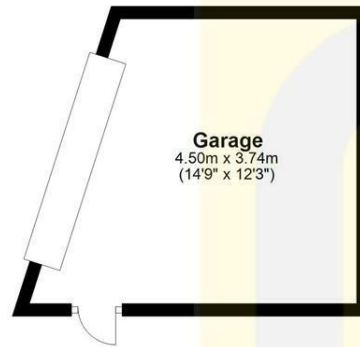
Being located on Bullocks Lane this home is just a few minutes walk to the excellent transport links, shops, bars and restaurants of central Hertford, and of course the River Lea.





Ground Floor
Approx. 37.5 sq. metres (403.8 sq. feet)

Outbuilding
Approx. 20.1 sq. metres (216.1 sq. feet)



Garage
4.50m x 3.74m
(14'9" x 12'3")



Kitchen
3.75m x 2.45m
(12'4" x 8')

Dining Room
2.94m x 3.70m
(9'8" x 12'2")

Lounge
3.64m x 3.70m
(11'11" x 12'2")

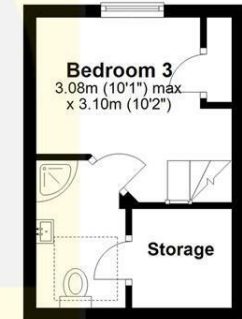
First Floor
Approx. 28.2 sq. metres (303.6 sq. feet)



Bedroom 1
2.96m x 3.69m
(9'9" x 12'1")

Bedroom 2
2.89m x 2.38m
(9'6" x 7'10")

Second Floor
Approx. 14.2 sq. metres (153.3 sq. feet)



Bedroom 3
3.08m (10'1") max
x 3.10m (10'2")

Storage

Total area: approx. 100.0 sq. metres (1076.8 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		
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		
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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