



Elliot Heath
ESTATE AGENTS

2 Turpins Close, Hertford
Guide Price £390,000

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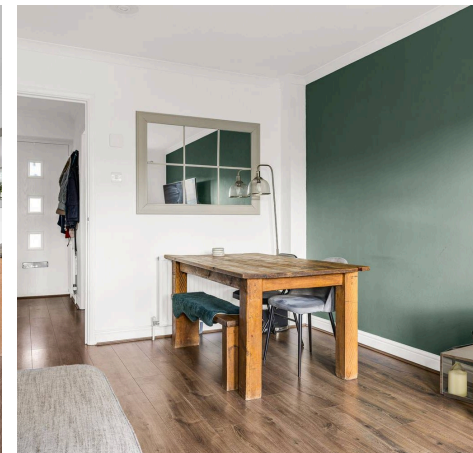
Hertford, Hertford

Lovely 2-bed home in Hertford with integrated kitchen, lounge/dining area, modern bathroom, low maintenance garden, and residents' parking. Close to schools, local shops, and amenities. Council Tax band: C

Tenure: Freehold

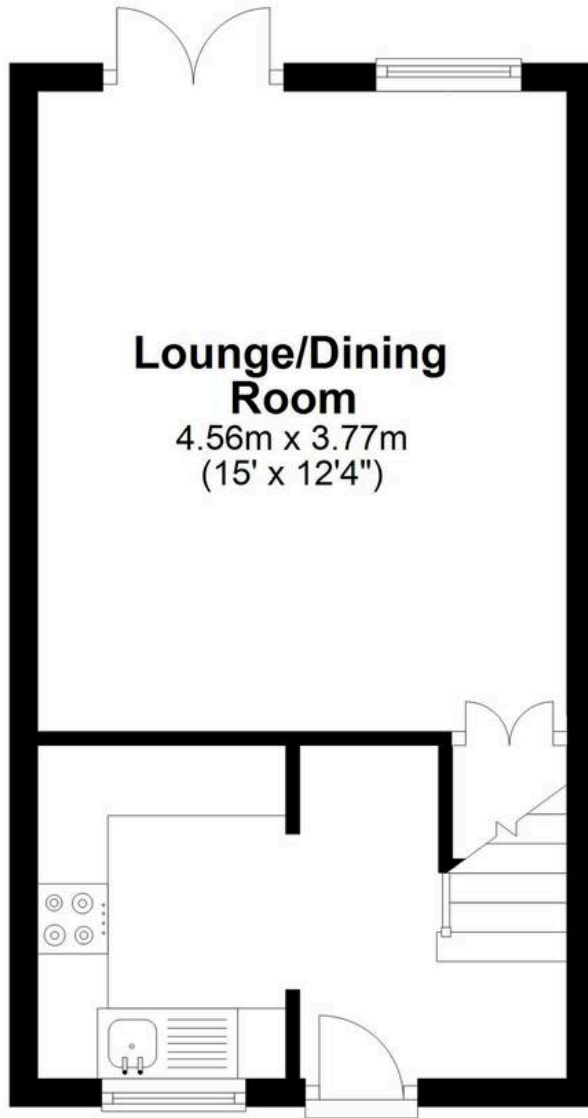
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



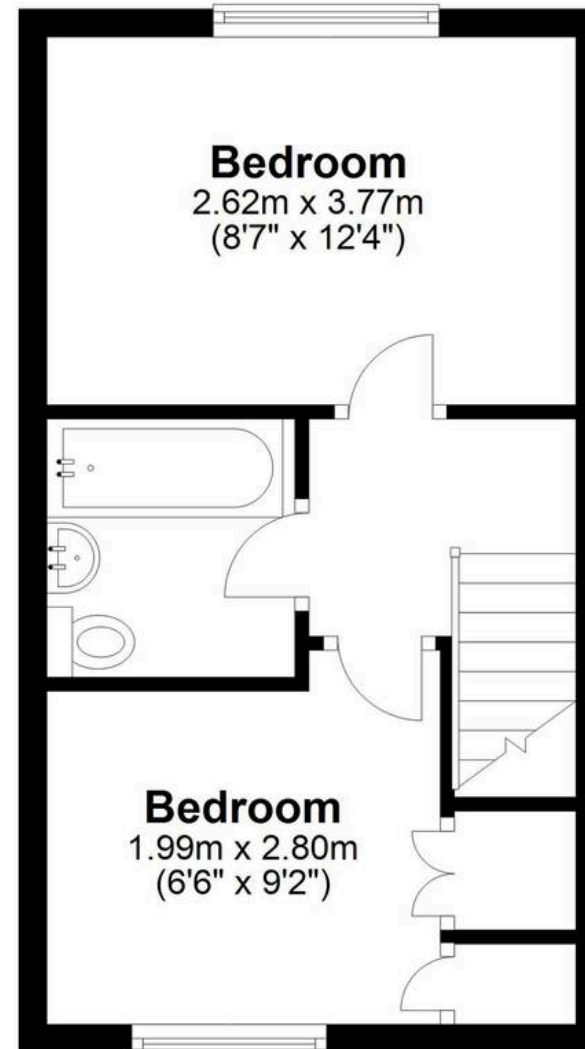
Ground Floor

Approx. 26.6 sq. metres (286.2 sq. feet)



First Floor

Approx. 26.2 sq. metres (281.7 sq. feet)



Total area: approx. 52.8 sq. metres (567.9 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

Entrance Hall

With stairs rising to first floor landing, radiator, wood flooring, access to:

Kitchen

With double glazed window to front aspect. Fitted with a range of wall and base storage units with marble effect work surfaces over incorporating a sink and drainer unit, integrated appliances, wood flooring.

Lounge/Dining Room

14' 11" x 12' 4" (4.56m x 3.77m)

With double glazed window and double glazed French doors onto the rear garden, radiator, built in storage cupboard, wood flooring.

First Floor Landing

With doors to:

Bedroom One

8' 7" x 12' 4" (2.62m x 3.77m)

With double glazed window to rear aspect, radiator.

Bedroom Two

6' 6" x 9' 2" (1.99m x 2.80m)

With double glazed window to front aspect, radiator, built in wardrobe cupboards.

Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, tiled walls, tile effect flooring, chrome heated towel rail, extractor fan.





FRONT GARDEN

The front garden is laid with slate and mature planting with access to the brick built outside store.

REAR GARDEN

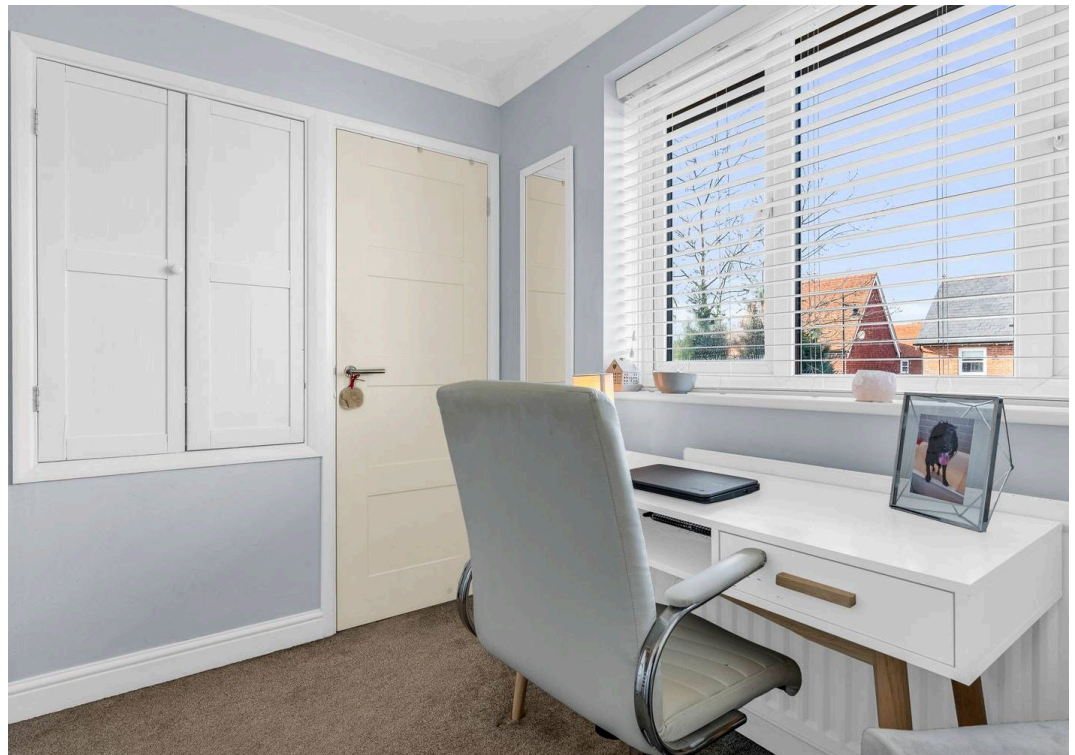
The low maintenance rear garden is laid with paving and artificial grass with raised flower beds, timber garden shed and gated access to the rear to the parking area.

ALLOCATED PARKING

1 Parking Space

Allocated parking space and plenty of visitor spaces directly behind the property in a resident only car park.







Elliot Heath Estate Agents

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