



| 121 Tamworth Road | Hertford | SG13 7DN

Price guide £400,000

GOOD LOCATION AND GREAT VALUE! A modern three bedroom semi-detached home situated in this popular and mature east side of town position well located for school choices and access to Hertford east station. Offering gas centrally heated and double glazed accommodation to include a large living room, cloakroom, fitted kitchen and dining area, white first floor bathroom, and en-suite shower room to the master bedroom. Externally the property enjoys relatively secluded hard landscaped gardens to the rear and a garage and driveway arranged close by.



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moving experience



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UPVC double glazed entrance door to

## Entrance Hall

Single radiator, doors off and solid wood flooring.

## Cloakroom

White suite comprising low level WC with concealed cistern and corner wash hand basin with tiled splash backs. Marble tiled flooring. Obscure window to front.

## Living Room

17'5 x 15'5 max. (5.31m x 4.70m max.) Aspect to front. Single radiator. Stairs off. Single radiator and under stairs cupboard. Wall mounted electric flame effect fire

## Kitchen/Diner

15' x 12'4 > 8'4 (4.57m x 3.76m >2.54m) Aspect to rear.

## Kitchen Area

Range of fitted units comprising wall and base cupboards, drawers and shelving, one and a half bowl single drainer stainless steel sink unit with mixer tap.

## Dining Area

Aspect to rear via double doors. Double radiator.

## First Floor Landing

Access to insulated loft. Over stairs airing cupboard. Doors off;

## Master Bedroom

11'5 x 8'6 (3.48m x 2.59m) Aspect to front via dual casement windows. Mirror fronted wardrobes and single radiator. Door to:





### **En-Suite Shower**

Fully tiled cubicle with screen and wall mounted power shower. Low level WC with concealed cistern and vanity unit incorporating cupboards under. Double

### **Bedroom 2**

10' x 8'2 (3.05m x 2.49m) Aspect to rear.

### **Bedroom 3**

7'1 x 6'5 (2.16m x 1.96m) Aspect to rear. Single radiator.

### **Bathroom**

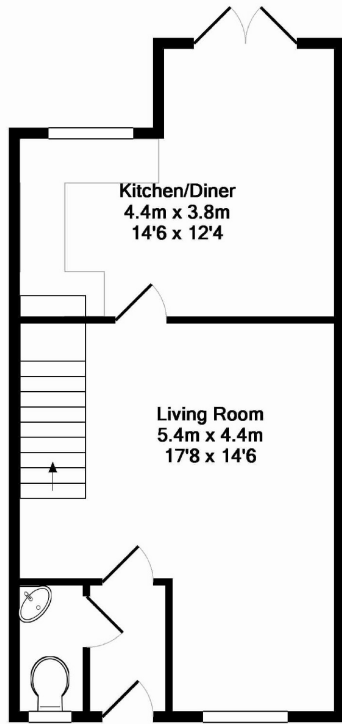
White suite comprising panel enclosed bath, low level WC with concealed cistern and vanity unit incorporating a wash hand basin with cupboard under.

### **Outside**

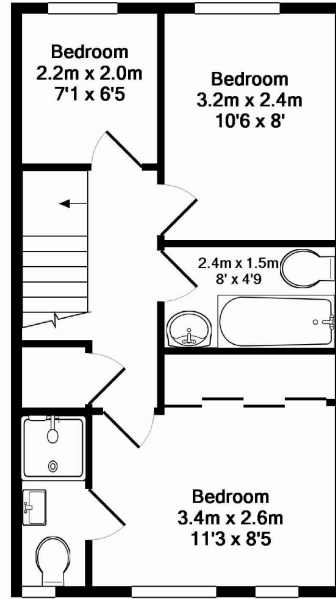
Small front garden. Access at side via gateway to rear garden,

### **Rear Garden**

20' x 20' (6.10m x 6.10m) Relatively secluded and hard landscaped with flagstone paved patio and further paved seating area. Well stocked and mature



Ground floor



1st floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92-100) <b>A</b>                           |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         | 77      | 91        |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92-100) <b>A</b>   |                         |         |           |
| (81-91) <b>B</b>  |                         |         |           |
| (69-80) <b>C</b>  |                         | 77      | 90        |
| (55-68) <b>D</b>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |

Shepherds  
 Riverside House  
 6 Mill Bridge  
 Hertford  
 Hertfordshire  
 SG14 1PY

Tel: 01992 551955

Email: [enquiries@shepherdsofhertford.co.uk](mailto:enquiries@shepherdsofhertford.co.uk)

To find out more or arrange a viewing please contact 01992 551955 or visit [www.shepherdsofhertford.co.uk](http://www.shepherdsofhertford.co.uk)