



146 Cecil Road, Hertford, SG13 8HT
Offers In Excess Of £330,000



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****CHAIN FREE**** Rare to the market! IDEAL for FIRST TIME BUYERS & INVESTORS looking to put their own stamp on this END OF TERRACE, TWO DOUBLE BEDROOM house. This property boasts many features, and has HUGE amounts of POTENTIAL, including extension to the rear of the property and even a loft conversion (STPP) with the POTENTIAL to make the property a THREE BEDROOM HOUSE . This property includes a DRIVEWAY for Two cars, and with work potentially Three, viewing is strongly advised! Close to Hertford Town, this property is also only a 10 minute walk from SIMON BALLE & RICHARD HALE SCHOOL.



PORCH

Entrance via double glazed sliding door leading into the porch leading to

HALLWAY

Stairs leading to first floor, doors leading to all kitchen and

LIVING ROOM 20'7 x 11'32 (6.27m x 3.35m)

Radiator, double glazed window to front aspect, flavel misermatic gas fire, servery from kitchen to living room, double glazed sliding patio doors leading to garden

KITCHEN 14'45 x 7'44 (4.27m x 2.13m)

Under-stair cupboard where electric meter is located, high level low level wall units, stainless steel sink and drainer, roll top work surfaces, tiled splash-backs, space and plumbing for washer and dryer, space for freestanding oven, door leading to

CONSERVATORY 7'65 x 8'89 (2.13m x 2.44m)

Large room with Upvc double glazed windows and doors, radiator

BEDROOM ONE 11'29 x 9'85 (3.35m x 2.74m)

Two double glazed windows to front aspect, cupboard, space for large wardrobes

BEDROOM TWO 9'19 x 17'73 (2.74m x 5.18m)

Airing cupboard where boiler is located, two double glazed windows to rear and side aspect, radiator

BATHROOM 5'52 x 7'60 (1.52m x 2.13m)

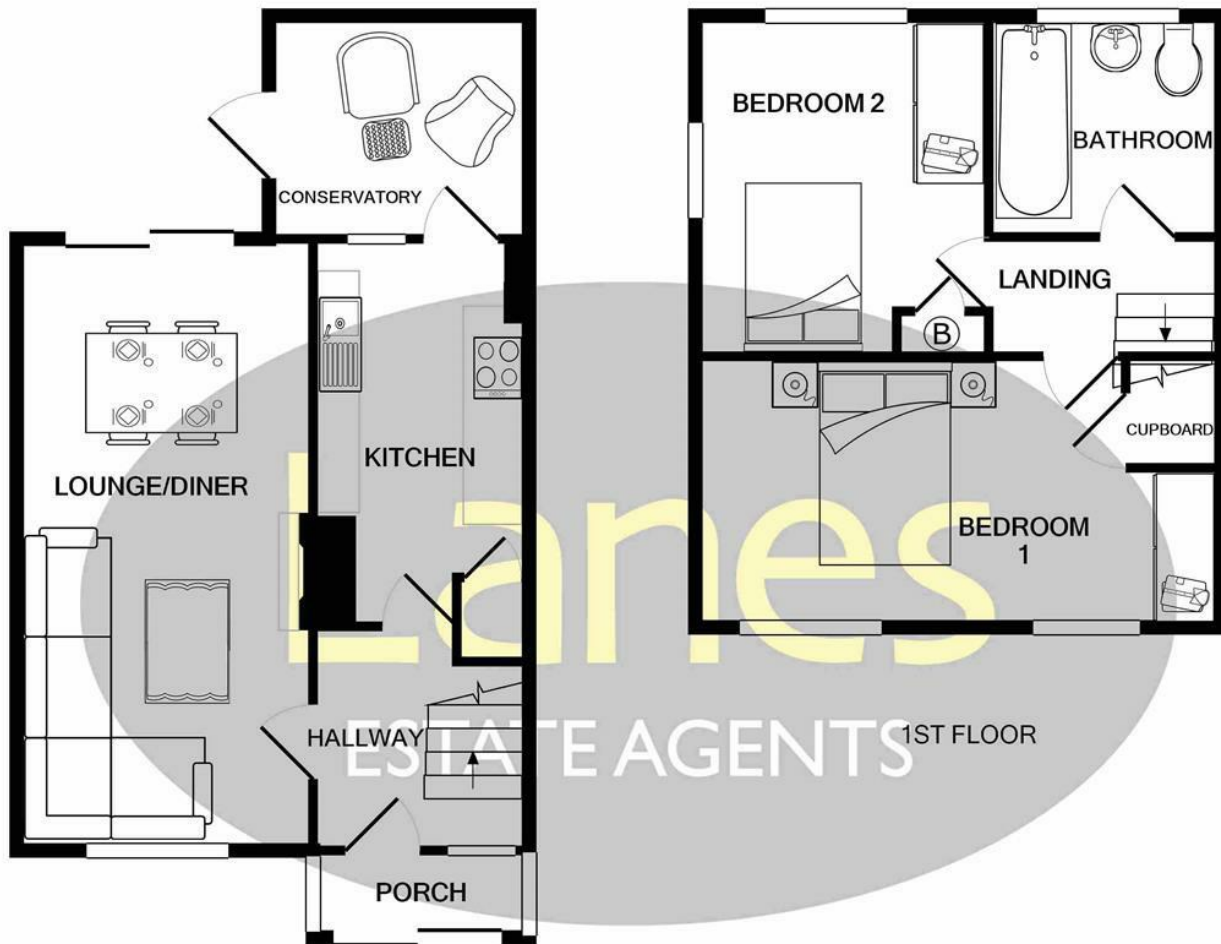
Walk-In shower enclosure, pedestal wash hand basin, close coupled W/C window to rear aspect.

GARDEN

Large rear garden laid to lawn, small pond area, two separate storage sheds, greenhouse, paved area with access to end of the garden





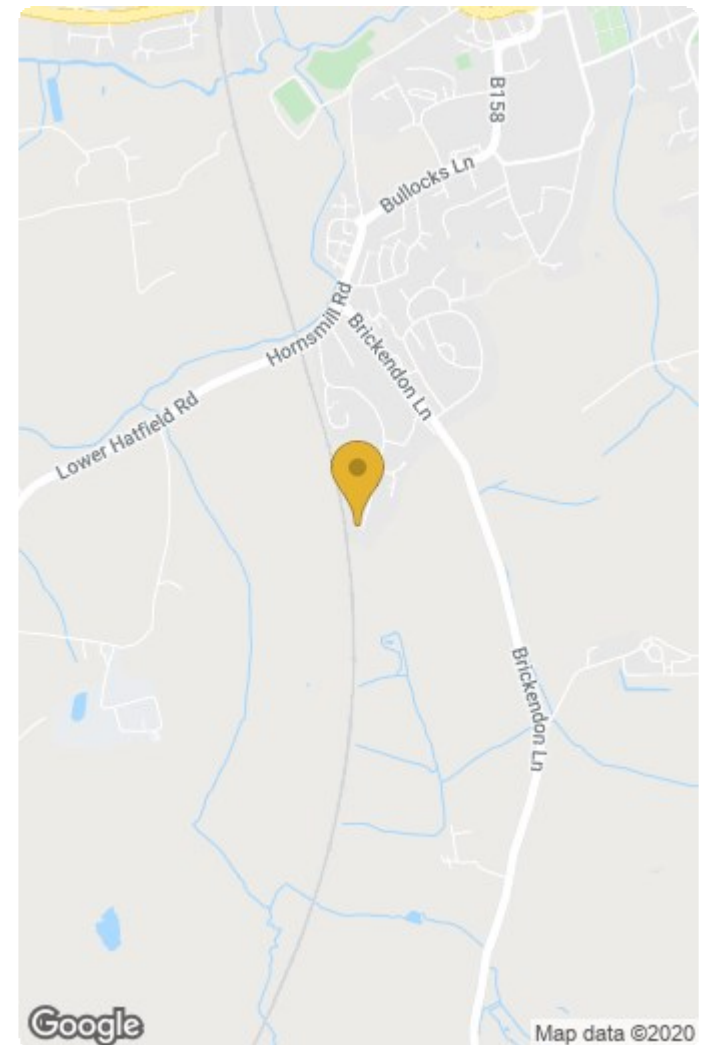


GROUND FLOOR

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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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(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			
(82 plus) A			82
(69-80) B			
(55-68) C			
(39-54) D		60	
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	