



| 9 Admiral Street | Hertford | SG13 7JL

Price guide £285,000

CHAIN FREE and OFFERING A FANTASTIC OPPORTUNITY for IMPROVEMENT and MODERNISATION for this older style end terrace house situated in this PEACEFUL NO THROUGH ROAD POSITION on the east side of town and within the SG13 SCHOOL CATCHMENT AREA. This home offers fully double glazed and gas centrally heated accommodation to include 13' LIVING ROOM, spacious 13' KITCHEN and with first floor bathroom. With the additional benefit of a MATURE 60' GARDEN TO REAR.



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moving experience





Front door into:

**Entrance Hall:**

Radiator, stairs to first floor and door to:

**Living Room:**

13'8 x 12'10 (4.17m x 3.91m) UPVC double glazed window to front, coving, gas fire with surround, built in cupboard and shelving to recess and door to:

**Kitchen:**

13'11 x 6'10 (4.24m x 2.08m) Dual UPVC double glazed windows to rear and door to garden, range of base and wall cupboards with contrasting work surface over incorporating single drainer stainless steel sink unit with mixer tap, under stairs cupboard, appliance space for electric or gas cooker, fridge freezer and washing machine.

**First Floor Landing:**

Doors to:

**Bedroom 1:**

13'9 x 10'0 (4.19m x 3.05m) UPVC double glazed window to front, radiator, built in cupboards and additional recessed cupboard.

**Bedroom 2:**

10'3 x 9'8 (3.12m x 2.95m) UPVC double glazed window to rear, radiator, built in cupboards and airing cupboard housing hot water cylinder.

**Bathroom:**

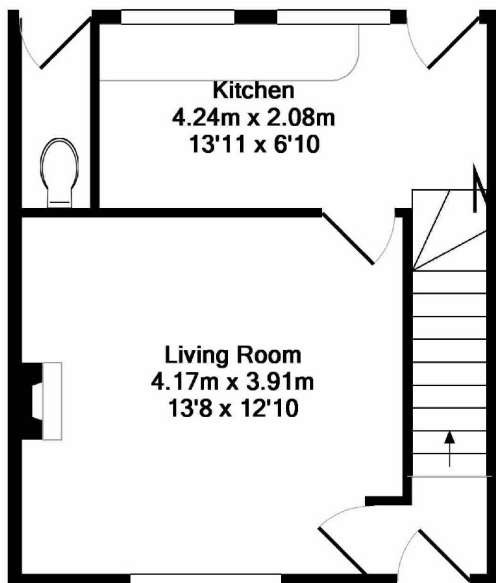
Opaque UPVC double glazed window to rear, radiator, tiled walls, low level WC, pedestal wash hand basin, panel enclosed bath with mixer tap and wall mounted shower attachment.

**Rear Garden:**

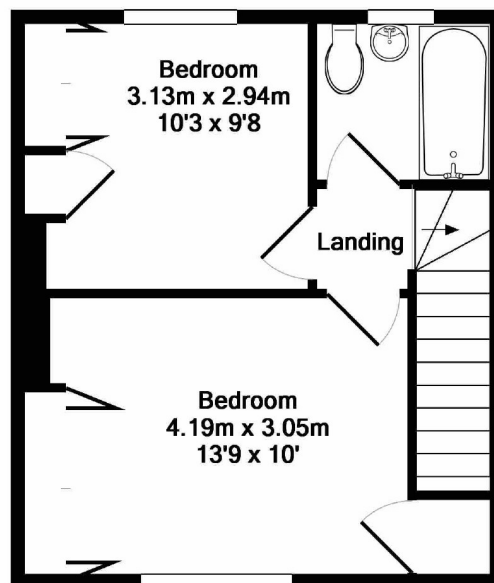
Approx 60'0 (Approx 18.29m) Paved patio with pedestrian gated side access to front, outside tap and steps leading up to main garden area which has mature planted and shrub borders with timber shed.







Ground floor  
Approx. Floor  
Area 30.5 Sq.M.  
(328 Sq.Ft.)





1st floor  
Approx. Floor  
Area 29.9 Sq.M.  
(322 Sq.Ft.)

Total Approx. Floor Area 60.4 Sq.M. (650 Sq.Ft.)

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>		
(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>50</b>	<b>78</b>
<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>		
(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>44</b>	<b>74</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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