

72 North Road
Hertford, Hertfordshire SG14 2BU
Guide price £625,000





72 North Road Hertford, Hertfordshire SG14 2BU

A traditional detached three bedroom family home located on a nice plot within walking distance to Hertford Town Centre and Hertford North Station.

A truly rare opportunity to acquire this three bedroomed property with a well maintained interior and offering potential to develop/extend subject to planning permission.

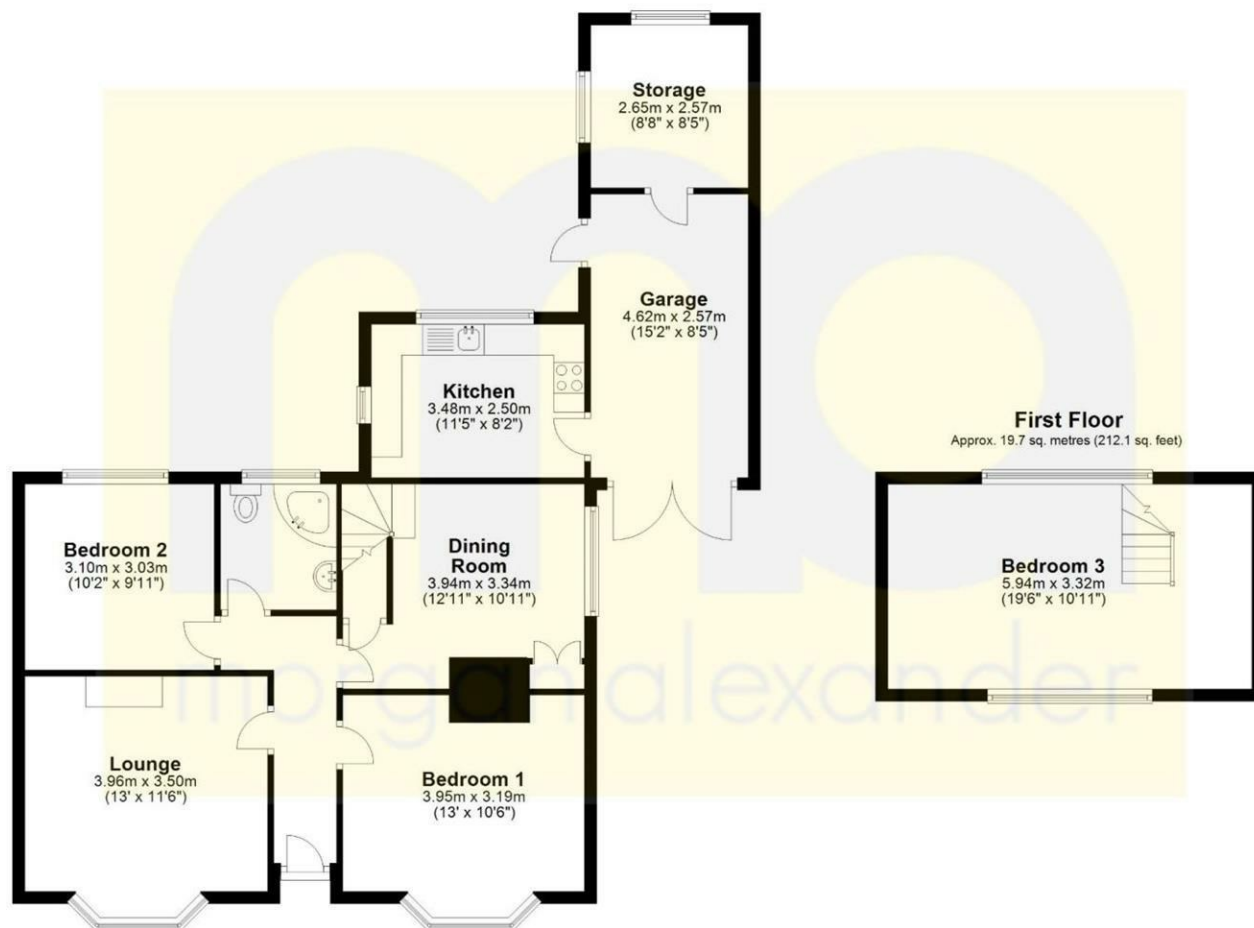
There is a delightful mature rear garden and garage with driving providing off street parking to the front.

North Road is located within walking distance to the town's shops, educational and leisure facilities and easy reach to Hertford's two main line railway stations providing access to London Liverpool Street and Moorgate.





Approx. 88.6 sq. metres (953.5 sq. feet)



Total area: approx. 108.3 sq. metres (1165.7 sq. feet)

Energy Efficiency Rating

Source	Current (2002/01)	Potential (2010/11)
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		
Current	52	80

Environmental Impact (CO₂) Rating

Source	Current (2002/01)	Potential (2010/11)
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		
Current	45	7

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.

morgan-alexander.co.uk



40 Castle Street, Hertford, Herts, SG14
1HH
Tel: 01992 248028
westley@morgan-alexander.co.uk