



Cherry Tree Green, SG14 2HP
Hertford





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****For Sale by Online Auction. Terms & Conditions Apply.****

**** CHAIN FREE **** Put your own stamp on it! Larger than your average three bedroom property in need of modernisation. This priced to sell home boasts its excellent size living area with separate room for dining and spacious kitchen spread across the ground floor with rear access into the approximately 100ft private garden and two brick built outbuildings.

The first floor of this perfect family home offers two excellent size double bedrooms and a large single bedroom with built in storage in all bedrooms and a large shower room. Potential to extend at the rear of the property as well as into the loft (STPP).

Located in the North of Hertford a short distance to the train station, perfect access into Hatfield and Welwyn and a close driving proximity to the town centre. Immediate on Street parking is located at the front of the terraced property with no restrictions currently in place.

By Auction £210,000



LIVING ROOM 11'76 x 13'19 (3.35m x 3.96m)

DINING ROOM 8'89 x 9'55 (2.44m x 2.74m)

KITCHEN 9'16 x 11'34 (2.74m x 3.35m)

OUT BUILDING 1

OUT BUILDING 2

BEDROOM ONE 11'77 x 12'85 (3.35m x 3.66m)

BEDROOM TWO 8'91 x 13'27 (2.44m x 3.96m)

BUILT IN WARDROBES

BEDROOM THREE 6'85 x 9'88 (1.83m x 2.74m)

BUILT IN WARDROBES

SHOWER ROOM 7'27 x 6'47 (2.13m x 1.83m)

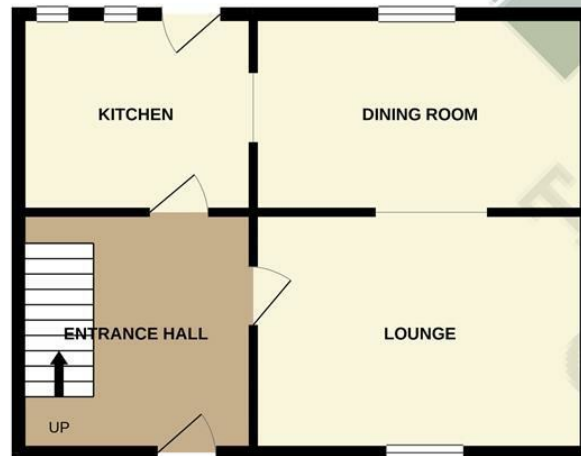
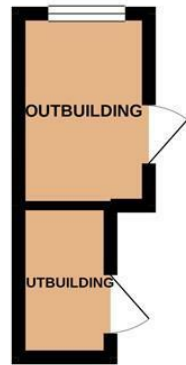








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20)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



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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