

EST. 1984



# Jean Hennighan Properties

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01992 443807*

**CUBLANDS,  
HERTFORD, HERTFORDSHIRE, SG13 7TS.**



*Situated within this extremely sought after development on the edge of Hertford Town, this one double bedroom mid terrace property is offered unfurnished and enjoys gas fired central heating, a private rear garden and allocated parking.*

*Conveniently located being within walking distance of Hertford Town Centre which offers a wide variety of shops and eateries from around the globe, excellent night life and a choice of British Rail Stations for the commuter.*

### SUMMARY OF ACCOMMODATION

*\*RECEPTION HALL\**

*\*FITTED KITCHEN\**

*\*SITTING/DINING ROOM\**

*\*DOUBLE BEDROOM\**

*\*BATHROOM\**

*\*GAS FIRED CENTRAL HEATING\**

*\*ALLOCATED PARKING FACILITIES\**

*\*AVAILABLE MIDDLE OF DECEMBER 2024\**

*\*NO PETS\* \*NO SMOKERS\**

*A gabled covered entrance with adjacent carriage style courtesy light and timber door with decorative glazed inset affords access to:*

*RECEPTION HALL Storage cupboard housing the wall mounted gas fired central heating boiler. Turning staircase to first floor and doors to sitting/dining room and:*

**KITCHEN** 7' x 5'11 Fitted with a range of wall and base units with roll top working surfaces and tiled splash backs incorporating sink drainer unit with mixer tap. Recess with plumbing for washing machine, space for fridge/freezer and integrated oven with four ring gas hob and concealed illuminated extractor canopy above. Window overlooking the front garden.



**SITTING/DINING ROOM** 14'3 x 8'7 Double glazed uPVC sliding patio doors to rear. Coved ceiling, double radiator and oak laminate wood effect flooring.

## **FIRST FLOOR**

**LANDING** Window to front and doors to double bedroom and bathroom.

**DOUBLE BEDROOM** 14'3 x 8'7 Window to rear with radiator below. Coved ceiling and access to loft.



**BATHROOM** Tiled with suite comprising; pedestal wash hand basin, low flush w.c. and panelled bath with mixer tap, independent shower and glazed screen. Obscure glazed window to front and extractor fan.

## **EXTERIOR**

The property is approached via a paved pathway which is bordered on both sides by lawn. To the front is a useful external storage cupboard.

The rear garden is principally laid to lawn and enclosed by panelled fencing with a paved sun terrace being directly behind the property. To the rear of the garden is a timber garden shed and pedestrian access is afforded via a timber gate.

**COUNCIL TAX BAND.** C £2,001.29 (as of the 12th August 2024)

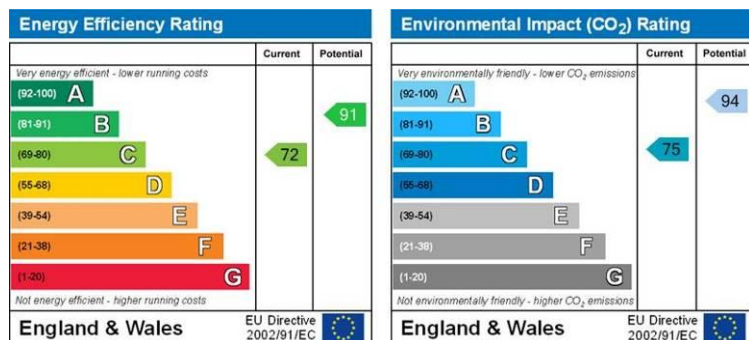
**PRICE: £1,150.00 Per Calendar Month**

Redress Scheme: - The Property Ombudsman - [www.tpos.co.uk](http://www.tpos.co.uk)

Clients' Money Protection Scheme: - Client Money Protect, Membership No. CMP003840 - [www.clientmoneyprotect.co.uk](http://www.clientmoneyprotect.co.uk)



# Energy Performance Certificate



*The full energy Performance Certificate can be viewed at our office or a copy can be requested via email*

**VIEWING:** By appointment with Owners Sole Agents -  
 please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055



**Important Note:** These particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective purchaser(s) must make their own enquiries regarding such matters. Det0321

*Visit us or email us at:*

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