



2 Conrads Yard Cowbridge, Hertford, SG14 1QY  
Offers In Excess Of £500,000



## 2 Conrads Yard Cowbridge, Hertford, SG14 1QY

Set in centre of Hertford is this desirable and immaculately presented three double bedroom town house, with stand out benefits of two bathrooms and allocated parking for one car.

The property forms part of a highly sought after development and is in one of the best locations of Hertford. The property is ideally located for both train stations giving you access to Old Street and Liverpool Street whilst being only a short walk to Hartham Common and the town centre itself.

The centre has a range of shops, bars and restaurants. This fantastic and diverse home would suit a range of buyers so please call Lanes Estate Agents on 01992 582000 to book your appointment.



### **Entrance Hall**

Open to Kitchen Breakfast Room. Stairs to first floor and door to Ground floor W/C

### **Kitchen / Breakfast Room** 16'6 x 10'1 (5.03m x 3.07m)

Offering direct access to the courtyard style garden, this BRIGHT and sunny room offers great flexibility and is ideal as a day room. Range of base and eye level units with range of appliances. Sliding Patio Door to rear garden. Double aspect with windows to both front and side aspects

### **Ground Floor W/C**

Concealed cistern W/C with wash hand basin

### **First Floor Landing**

Return hall with window to rear aspect. Doors to all rooms. Stairs to upper floor

### **Lounge / Diner** 16'6 x 10'1 (5.03m x 3.07m)

Offering direct access to a SUNNY Balcony, via patio style sliding door, this BRIGHT and sunny Lounge – Diner is a great space. Double aspect with windows to both front and side aspects allowing enormous amount of natural light

### **Bedroom Two** 15'6 x 11'1 (4.72m x 3.38m)

Great second DOUBLE bedroom which is dual aspect. Perfect as a guest room as the room feels as if its 'detached' from the other rooms

### **Bedroom Three** 11'10 x 9'9 (3.61m x 2.97m)

Third of THREE DOUBLE bedrooms, this room enjoys a window to the front aspect

### **Family Shower Room**

Window to front aspect with corner shower cubicle, Wash hand basin and concealed cistern WC

### **Landing**

Large cupboard. Door to Bedroom One

### **Bedroom One** 16'6 x 10'6 (5.03m x 3.20m)

LOVELY bright and sunny Main Bedroom with double aspect to front and side aspects. You will love being able to step out onto your private balcony with views to the river. The perfect way to start your day

### **En-Suite Bathroom**

Panel bath, Wash hand basin and Close Coupled WC. Window to front aspect

### **Garden**

You will love this courtyard style garden which is located to the side of the property. - Predominately paved with an assortment of plants and trees. This is a real sun trap and offers direct access to the kitchen breakfast room

### **Parking**

Allocated Parking is located to the rear of the building

### **Hertford Estate Agents**





GROUND FLOOR  
288 sq.ft. (26.8 sq.m.) approx.



1ST FLOOR  
588 sq.ft. (54.7 sq.m.) approx.

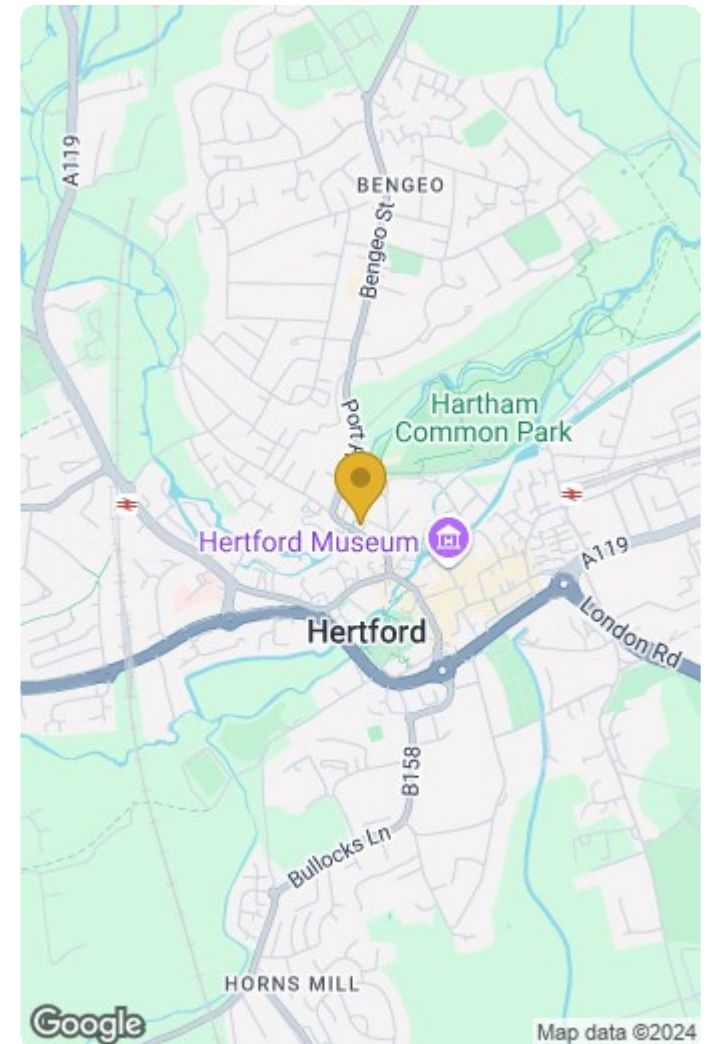


2ND FLOOR  
294 sq.ft. (27.3 sq.m.) approx.

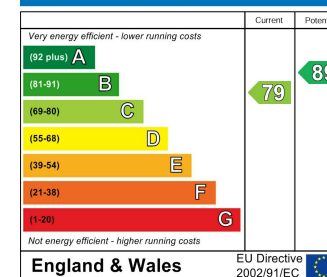


TOTAL FLOOR AREA : 1171 sq.ft. (108.8 sq.m.) approx.

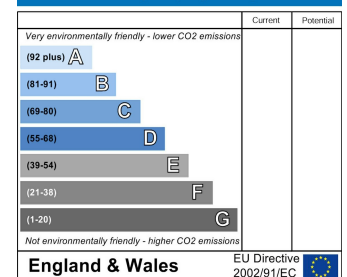
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating



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.

2 Market Street, Hertford, SG14 1BD

Tel: 01992 582 000 Email: he@lanesproperty.co.uk www.lanesproperty.co.uk

