



11A Fairfax Road, Hertford, SG13 7DW

£399,995



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****Ground Floor Maisonette** / ****With its own Garden**** / ****Viewings Advised******

This two bedroom Ground floor maisonette is a Victorian conversion that has been modernized throughout whilst keeping period features and just moments from Hertford Town. Comprising of an entrance hallway, door to bedroom two with window to front aspect. Three piece suite bathroom with low level w/c, panelled bath with shower over, wash hand basin, heated towel rail and frosted window to rear aspect.

There is a good sized kitchen with matching eye and base level units, fitted appliances, breakfast bar area, tiled flooring, double doors leading to rear garden. Spacious dining room area perfect for hosting with feature fireplace and further double doors to rear garden. Cosy lounge space with a further feature fire place, large window allowing an abundance of natural light and fitted shutter blinds.

The lower ground floor holds the main bedroom for the property with dressing area, a large double with window aspect to the front, door leading to large walk in wardrobe space fitted with a range of hanging rails and storage.

Outside you will find the property's own private garden, mainly paved, enclosed by panelled fencing and picket fence gate to side access. We strongly advise an accompanied viewing so call Lanes Estate Agents today.



Entrance Hallway

Kitchen 13'0" x 8'2" (3.96m x 2.49m)

Dining Room 14'1"x 11'1" (4.29mx 3.38m)

Living Room 14'6" x 11'0" (4.42m x 3.35m)

Bedroom One 14'4" x 8'8" (4.37m x 2.64m)

Bedroom Two 9'3" x 9'2" (2.82m x 2.79m)

Bathroom

Garden



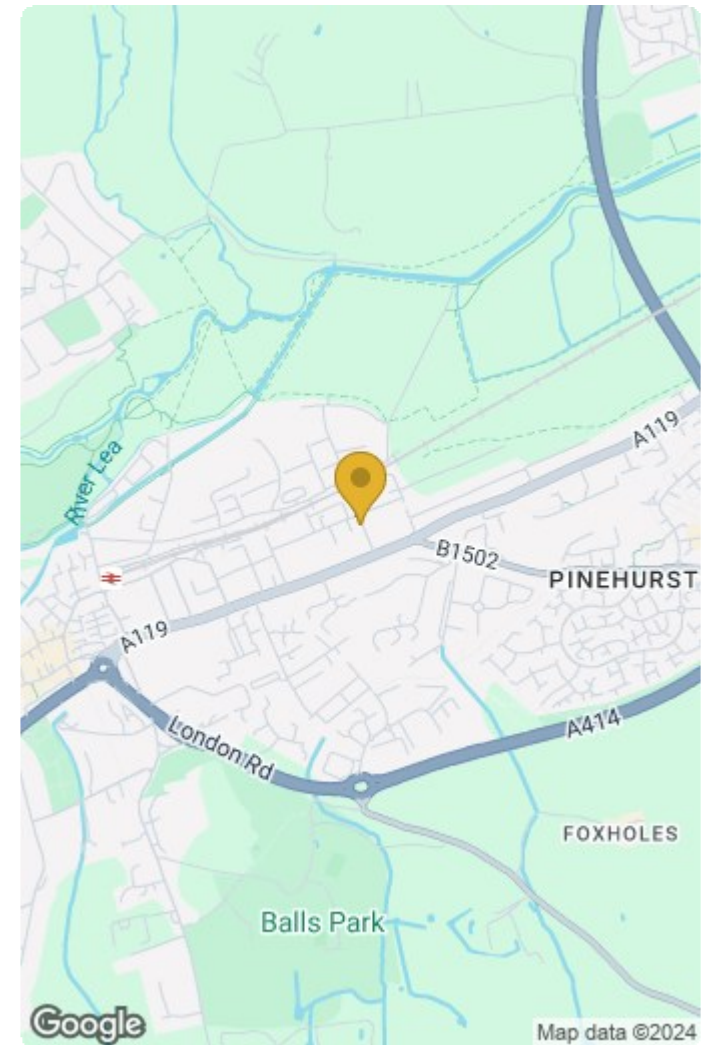




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| | | 64 | 75 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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