

Lanes

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6. Admiral Street, Hertford, SG13 7JL

Offers In Excess Of £375,000

**** CHAIN COMPLETE / VENDOR SUITED **** Nestled just off Gallows Hill, this charming two-bedroom mid-terrace home offers the perfect blend of comfort, style, and convenience. Situated on a peaceful no-through road, the property has been thoughtfully extended to enhance its living space, making it ideal for a range of buyers.

The home's standout feature is its beautifully extended kitchen, which provides a sleek and functional cooking area and opens into a bright dining space – benefiting from underfloor heating. Patio doors lead to a private, well-maintained garden, which captures the afternoon sun with its west-facing aspect. With a composite decking area to the rear, it's the perfect spot to relax and unwind while enjoying the tranquil surroundings and unobstructed views over the meads.

The welcoming lounge features a real fireplace, adding warmth and character to the living area.



Hallway

Lounge

13'7 x 13'2 (4.14m x 4.01m)

Dining Room

16'8 x 6'9 (5.08m x 2.06m)

Kitchen

8'9 x 7'11 (2.67m x 2.41m)

First Floor

Bedroom One

13'8 x 9'11 (4.17m x 3.02m)

Bedroom Two

10'4 x 10'1 (3.15m x 3.07m)

Front Garden

Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		73
(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

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

GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.

1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq.ft. (67.7 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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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm 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.



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