



6. Admiral Street, Hertford, SG13 7JL

Offers In Excess Of £350,000



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**** 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.

Upstairs, you'll find two spacious double bedrooms, each featuring built-in storage, along with a well appointed bathroom. The loft also offers ample storage potential.

At the front, the property features a low-maintenance lawn area that could be converted into off-street parking (subject to planning permission), adding extra convenience.

Located on Admiral Street, this home is just a short stroll from Hertford town centre and Hertford East train station, providing easy access to amenities and transport links. The property is also within the catchment area for several top-rated schools, making it an excellent choice for families.

We highly recommend arranging a viewing to fully appreciate everything this delightful property has to offer.

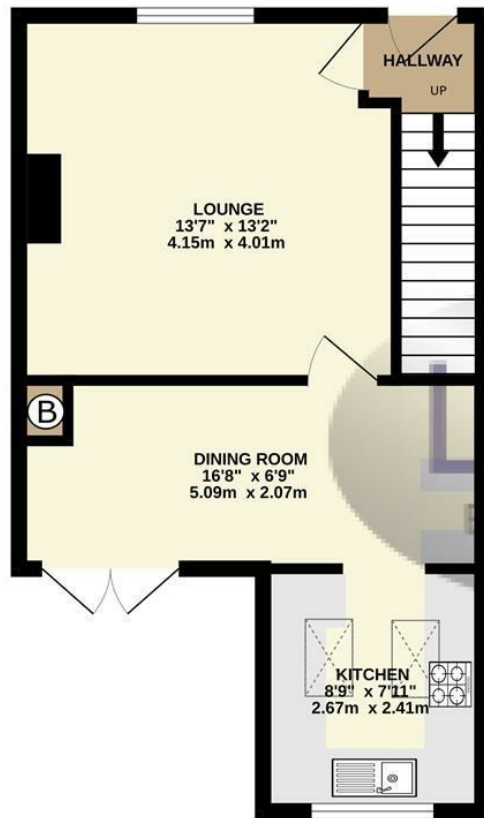


Hallway	
Lounge	13'7 x 13'2 (4.14m x 4.01m)
Dining Room	16'8 x 6'9 (5.08m x 2.06m)
Kitchen	8'9 x 7'11 (2.67m x 2.41m)
First Floor	
Bedroom One	13'8 x 9'11 (4.17m x 3.02m)
Bedroom Two	10'4 x 10'1 (3.15m x 3.07m)
Front Garden	
Rear Garden	





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



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



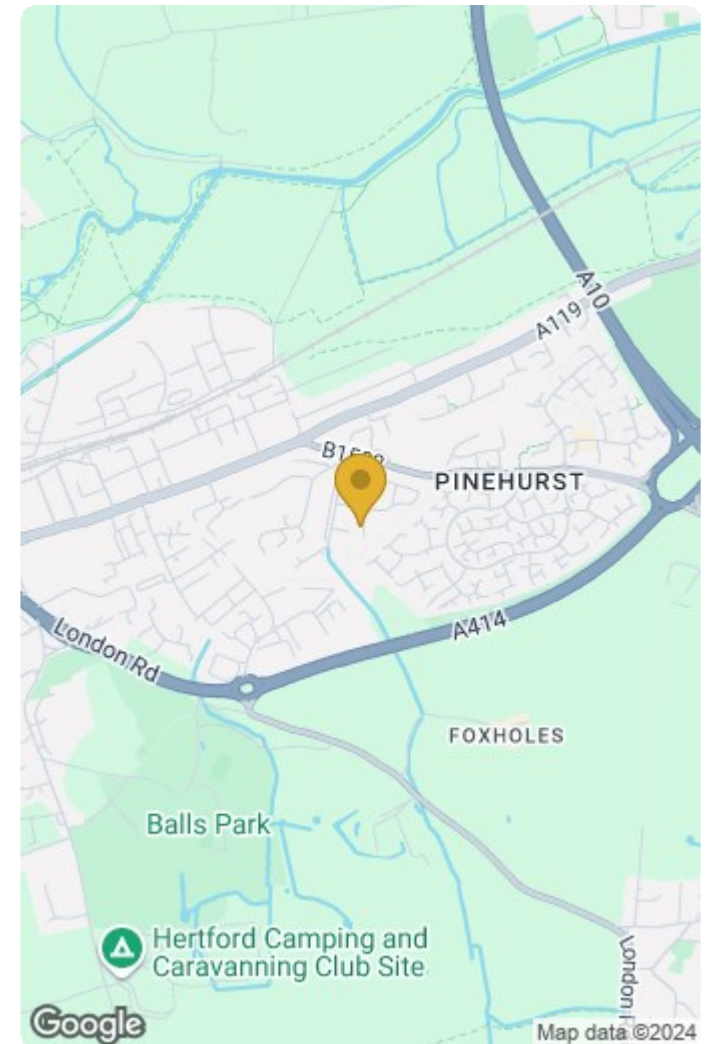
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TOTAL FLOOR AREA : 729 sq.ft. (67.7 sq.m.) approx.

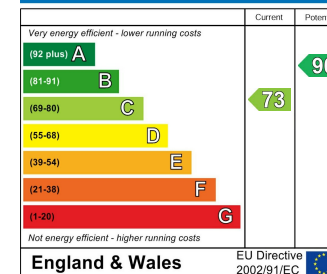
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

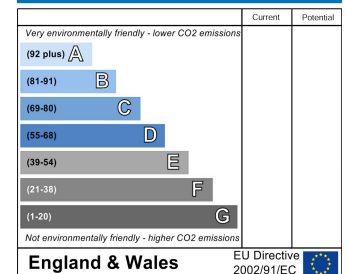
We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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