



7 Burleigh Road, Hertford, SG13 7HA

AVAILABLE EARLY JANUARY! Lanes are pleased to offer this charming property located on Burleigh Road in the picturesque town of Hertford. This delightful GROUND FLOOR MAISONETTE boasting a spacious reception room, and TWO DOUBLE BEDROOMS, offering plenty of space for a small family or for those who enjoy having a guest room or home office.

The ground floor location offers easy access and the neutral decor throughout provides a blank canvas for you to add your personal touch and make it truly feel like home.

One of the highlights of this property is the large rear garden with a lovely patio area. Additionally, the off-street parking ensures that you never have to worry about finding a parking space after a long day out.

£1,400

Door To

Hallway

Lounge 12'5 x 13'6 (3.78m x 4.11m)

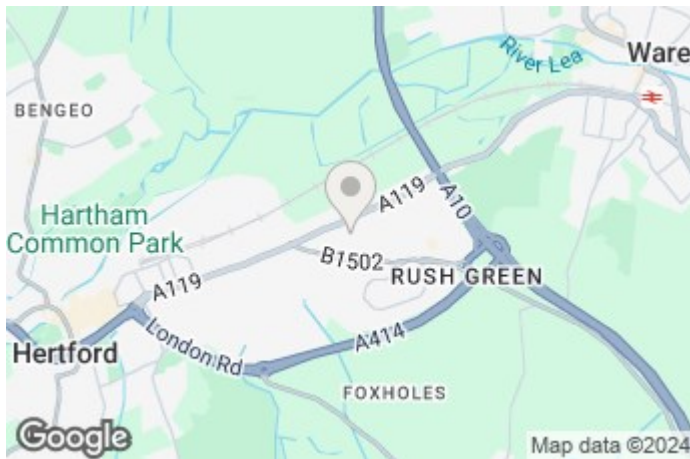
Kitchen 10'0 x 10'5 max (3.05m x 3.18m max)

Bedroom 11'11 x 10'2 (3.63m x 3.10m)

Bedroom 10'10 x 10'2 (3.30m x 3.10m)

Bathroom

Own rear garden



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	

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			
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