

Lanes

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16 North Road, Hoddesdon, EN11 8JF

Offers In Excess Of £340,000

This beautifully presented Victorian end-terrace house has been thoughtfully extended and offers two bedrooms, a stunning kitchen/diner, a spacious lounge, and an attractive bathroom. With double-glazed windows and gas central heating, the property ensures both comfort and energy efficiency.

Conveniently located within walking distance of Hoddesdon town centre and Rye House railway station, it provides easy access to local amenities and excellent transport links.

The standout feature is the stylish and modern kitchen/diner, perfect for cooking and dining in a contemporary setting. The lounge is generously sized and tastefully decorated, creating a welcoming space for relaxation and entertaining. Both bedrooms are bright and airy, offering ample storage and room for a double bed. The well-appointed bathroom complements the property's seamless blend of Victorian character and modern convenience, making it an ideal choice for a wide range of buyers.

This is a superb investment, downsize or First time purchase property. The vendors are highly motivated to sell so please call us to arrange a viewing.



Lounge
20'4 x 11'3 (6.20m x 3.43m)

Kitchen
11'1 x 10'3 (3.38m x 3.12m)

Bathroom
7 x 6'4 (2.13m x 1.93m)

Upper Floor

Bedroom One
11'3 x 10'11 (3.43m x 3.33m)

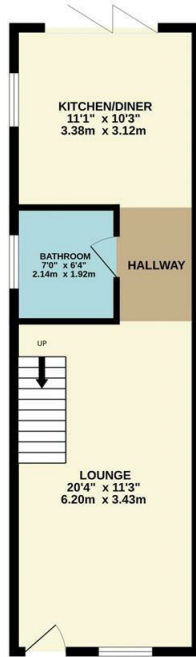
Bedroom Two
9 x 8'6 (2.74m x 2.59m)

Rear Garden

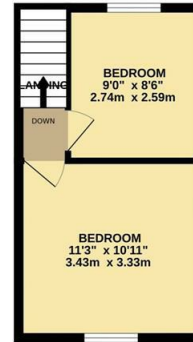
| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | 64 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| 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:
433 sq ft (40.2 sq m) approx.



1ST FLOOR:
229 sq ft (21.3 sq m) approx.



TOTAL FLOOR AREA: 662 sq ft (61.5 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 is given as to their condition or reliability on the day.
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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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