



55 Millmead Way, Hertford, SG14 3YH
Offers In Excess Of £325,000



Lanes
ESTATE AGENTS

55 Millmead Way, Hertford, SG14 3YH

****SOLD VIA LANES UNDER ONE WEEK**** / ****Recently Refurbished**** / ****Move in Ready**** / ****Chain Free**** - Located just a short walk from Hertford North Station is this superb one bedroom terraced property. This ideal First time buy or Investment benefits from kitchen, lounge, double bedroom and bathroom and has been modernised throughout. Externally the property boasts a nice sized garden which is low maintenance and has gated access to an allocated parking space for one vehicle.

As mentioned you are perfectly placed for access to Hertford North along with Hertford Town itself. Avoid paying the additional Stamp Duty and view today.

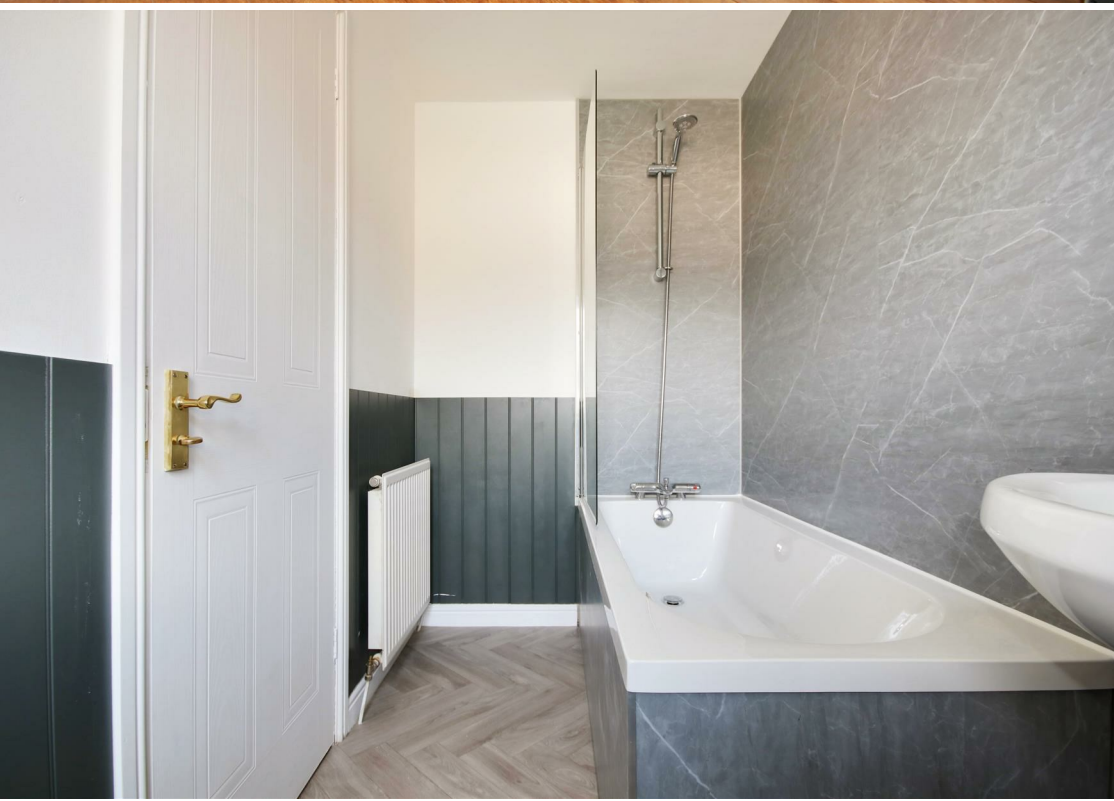


Kitchen 10'6 max x 8'8 max (3.20m max x 2.64m max)

Lounge 12 x 10'8 (3.66m x 3.25m)

Bedroom 12' x 10'8 (3.66m x 3.25m)

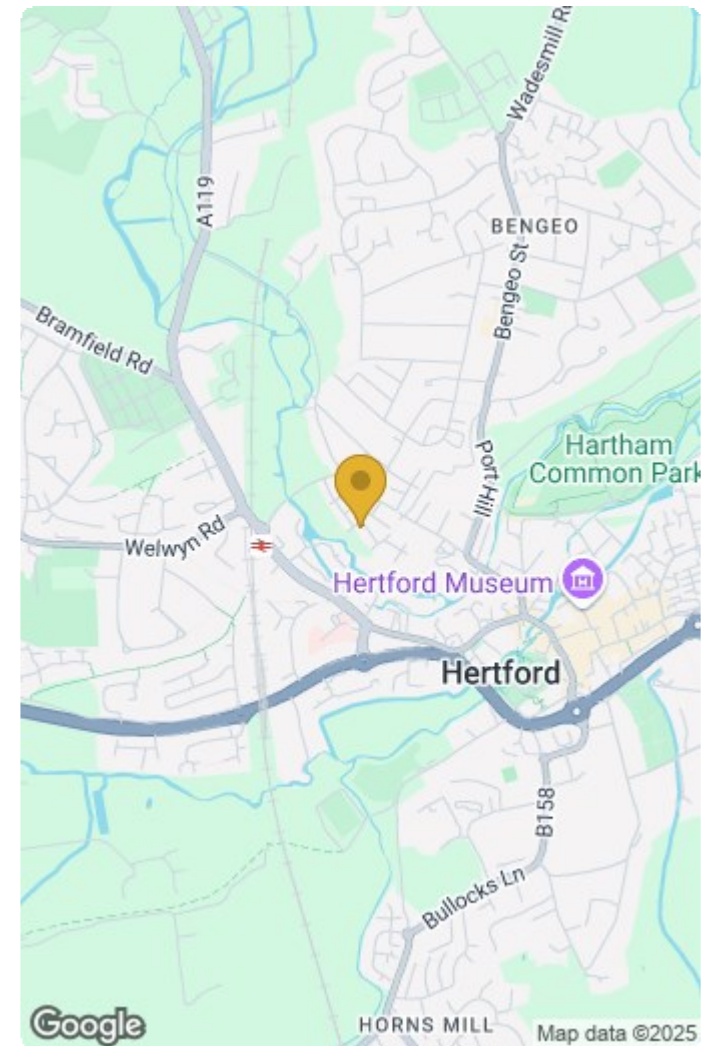
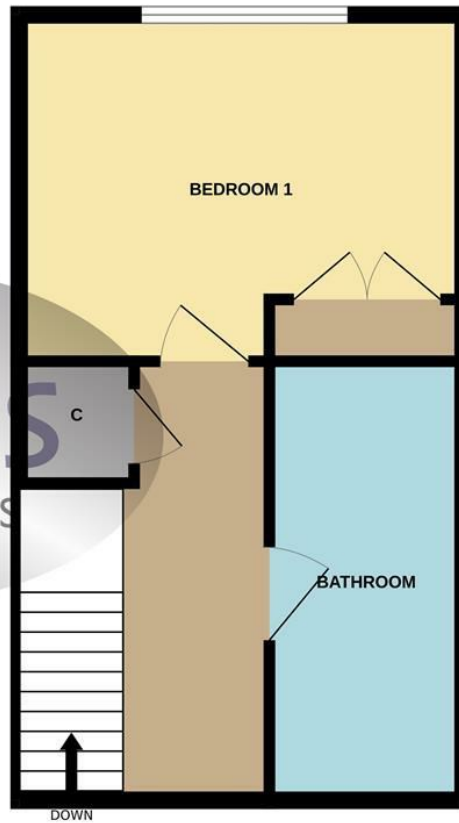
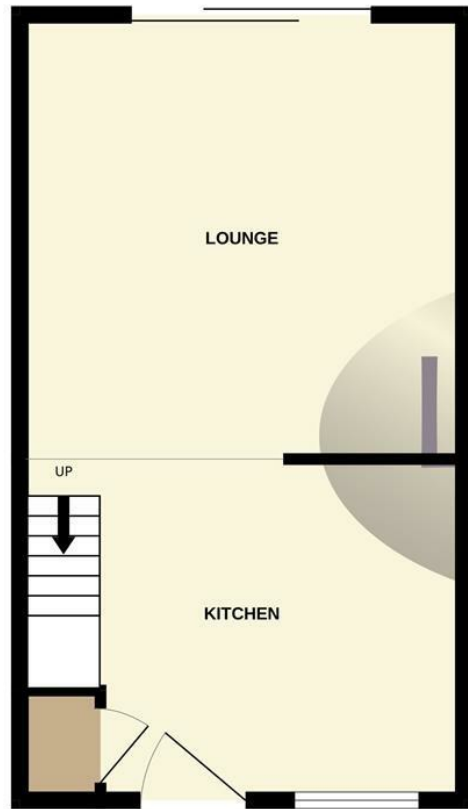
Outside Area - With Parking to the back





GROUND FLOOR

1ST FLOOR



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			90
(81-91) B			
(69-80) C		72	
(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	

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