



3 Spencer Street, Hertford, SG13 7AH  
£450,000



### 3 Spencer Street, Hertford, SG13 7AH

A deceptively spacious and well presented three bedroom Victorian character home situated just moments from Hertford town centre. The property has generous sized rooms arranged over three floors. Benefits include; modern fitted kitchen, lounge diner, stylish bathroom suite, good sized bedrooms, private rear garden and good on street parking. The property close to all of Hertford's amenities, Hartham common, and Hertford East train station. Lanes estate agents strongly recommend an early viewing.



**Lounge / Diner** 26'1 x 11'4 (7.95m x 3.45m)

Great space with plenty of room for you and your family.

Stairs to first floor, door to kitchen

**Kitchen** 13'1 x 10'1 (3.99m x 3.07m)

FANTASTIC newly fitted kitchen with extensive range of base and eye level units. Breakfast Bar to one side. Double doors leading to a low maintenance private garden

**Landing**

Doors to all rooms and stairs to upper floor

**Bedroom One** 11'4 x 11'1 (3.45m x 3.38m)

Located to the front of the property is the main bedroom with views to front aspect. Feature Fire Place

**LUXURY Bathroom**

STUNNING Bathroom. Tiled floor with roll top bath and separate shower cubicle. Wash hand basin inset in a stand-alone vanity unit. Close Coupled W/C, window to rear aspect. Large storage cupboard

**Landing**

**Bedroom Two** 11'7 x 11'1 (3.53m x 3.38m)

Good 2nd bedroom with window to rear aspect. Feature Fire Place to one wall

**Bedroom Three** 11'1 x 9'8 (3.38m x 2.95m)

Currently used as children's playroom

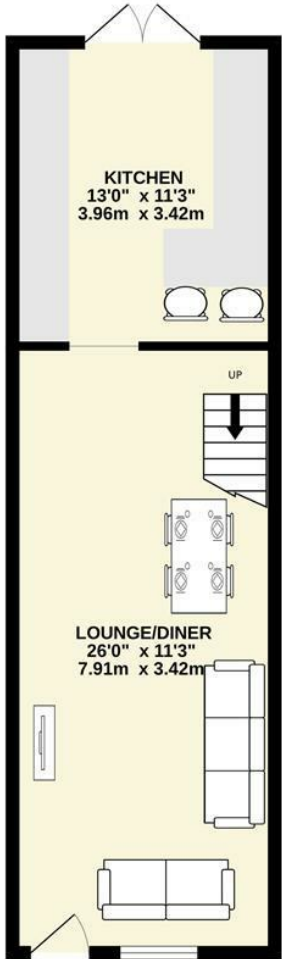
**Rear Garden**

Nice low maintenance level garden with direct access from the kitchen

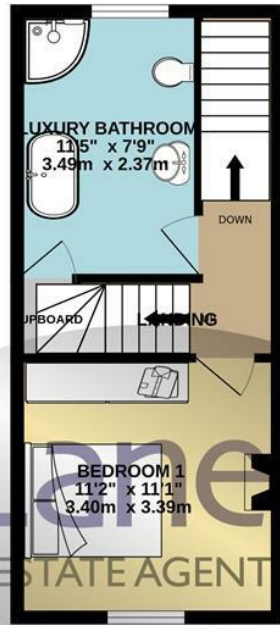




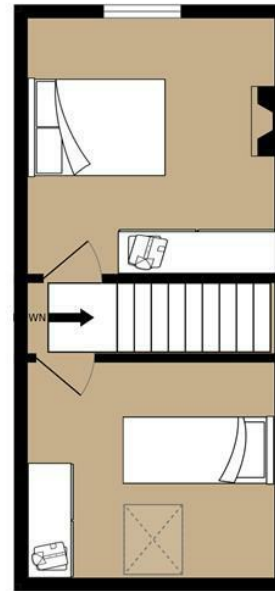
GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR  
287 sq.ft. (26.6 sq.m.) approx.



2ND FLOOR  
271 sq.ft. (25.2 sq.m.) approx.

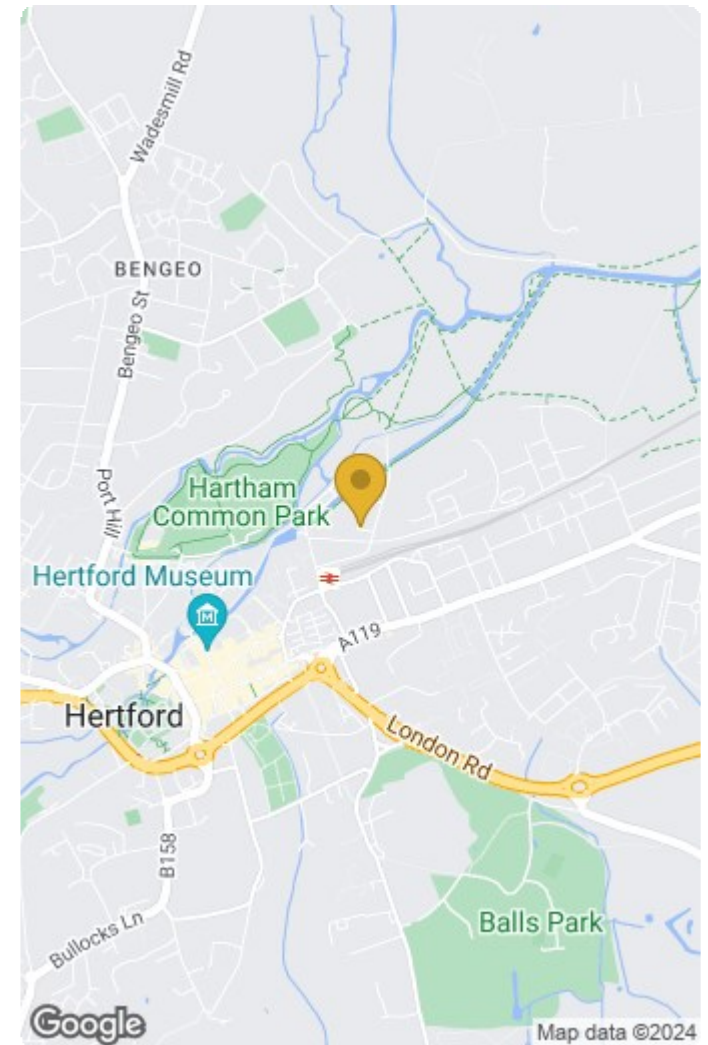


TOTAL FLOOR AREA : 995 sq.ft. (92.4 sq.m.) approx.

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		Class	Band
Very energy efficient	Lower running costs	A	89
(92 plus)		A	
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)	Not energy efficient	G	63
		England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Class	Band
Very environmentally friendly	Lower CO <sub>2</sub> emissions	A	89
(92 plus)		A	
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)	Not environmentally friendly	G	63
		England & Wales	EU Directive 2002/91/EC

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