



28 Port Vale, Hertford, SG14 3AB  
Guide Price £275,000



## 28 Port Vale, Hertford, SG14 3AB

UNEXPECTEDLY BACK ON THE MARKET / TOWN CENTRE LOCATION / PERFECT FIRST TIME BUY OR INVESTMENT

Offered on a CHAIN FREE basis is this one bedroom Freehold end of terrace house. With lounge, kitchen, main bathroom and one double bedroom, this property is small and compact and ideal to get you on the ladder or makes a perfect investment opportunity.

With all of what Hertford Town has to offer and a short walk to both Hertford East and North train stations you are spoilt for choice.

The property is in need of light refurbishment so is priced to sell. Keys held, so please call Lanes Estate Agents for a viewing.

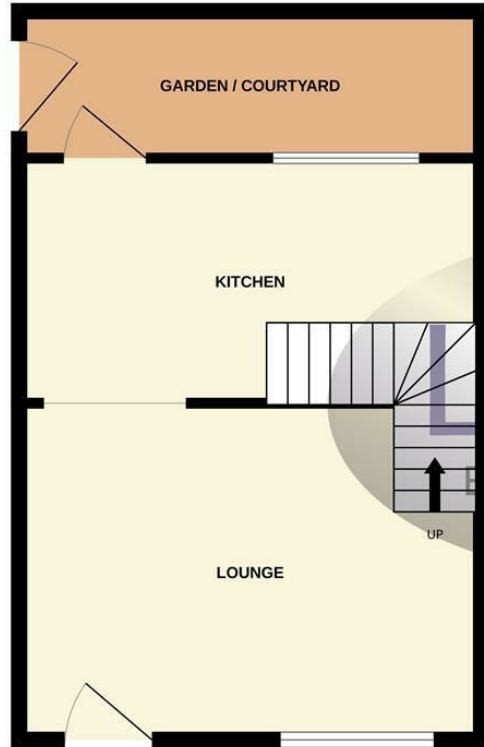


<b>Lounge</b>	11'6 x 8'2 (3.51m x 2.49m)
<b>Kitchen</b>	7'8 x 8'5 (2.34m x 2.57m)
<b>Bedroom</b>	11'2 x 8'5 (3.40m x 2.57m)
<b>Small Court Yard Garden</b>	

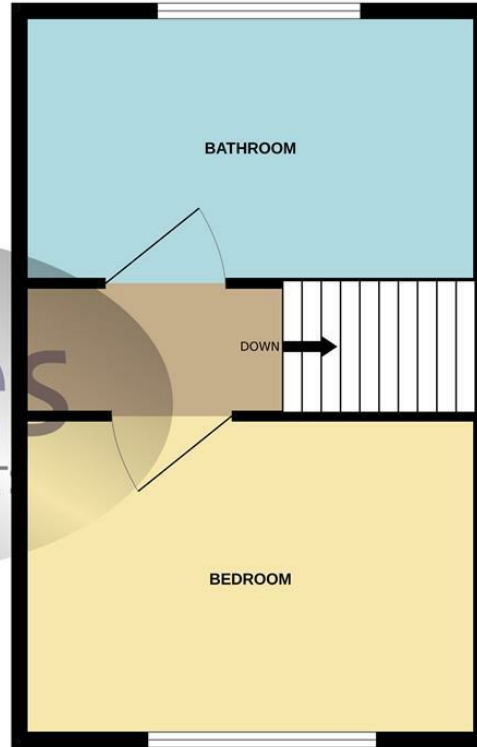




GROUND FLOOR



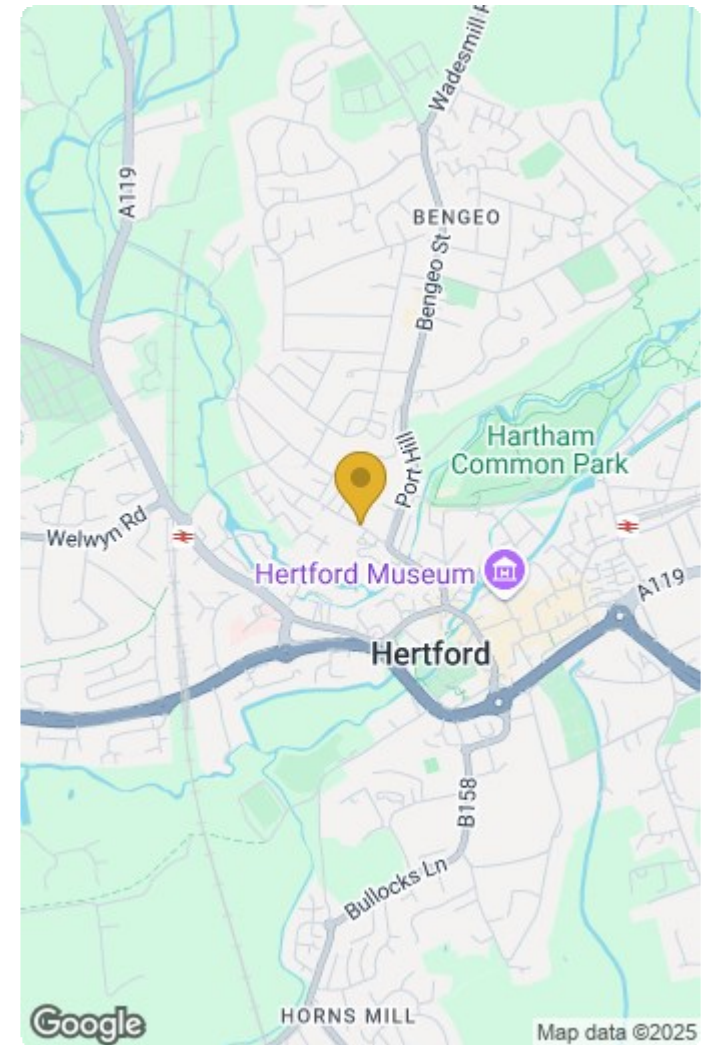
1ST FLOOR



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		82
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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