



47 Newland Gardens, Hertford, SG13 7WN

Asking Price £640,000

Lanes
ESTATE AGENTS

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An elegant three bedroom mid terrace family home arranged over three floors. nestled in a quiet development built in early 2000's, located within close distance to Hertford Town Centre and Hertford East Train station. Benefitting from Two en-suites, a downstairs shower room, utility room, first floor kitchen/diner with built in appliances and a separate lounge with a west facing Juliet balcony offering great views over the setting sun.

Additionally benefitting from an East facing low maintenance rear garden, off street parking and a garage currently being used as a workshop. The development offers visitor parking (with permit), a private gymnasium for residents and a picturesque setting for all residents to enjoy.

Located in Hertford, residents will enjoy the benefits of a vibrant community, with local shops, schools, and parks within easy reach. This property presents an excellent opportunity for anyone looking to settle in a desirable area, combining modern living with the charm of a friendly neighbourhood. Don't miss the chance to make this lovely house your new home.



Entrance Hall

Shower Room

Bedroom 7'8" x 8'7" (2.34m x 2.62m)

Utility Room 7'10" x 5'8" (2.39m x 1.73m)

First Floor Landing

Lounge 12'8" x 14'6" (3.86m x 4.42m)

Kitchen/Diner 7'11" x 14'6" (2.41m x 4.42m)

Second Floor Landing

Bedroom 12'9" x 12'8" (3.89m x 3.86m)

En-Suite

Bedroom 9'4" x 12'9" (2.84m x 3.89m)

En-Suite

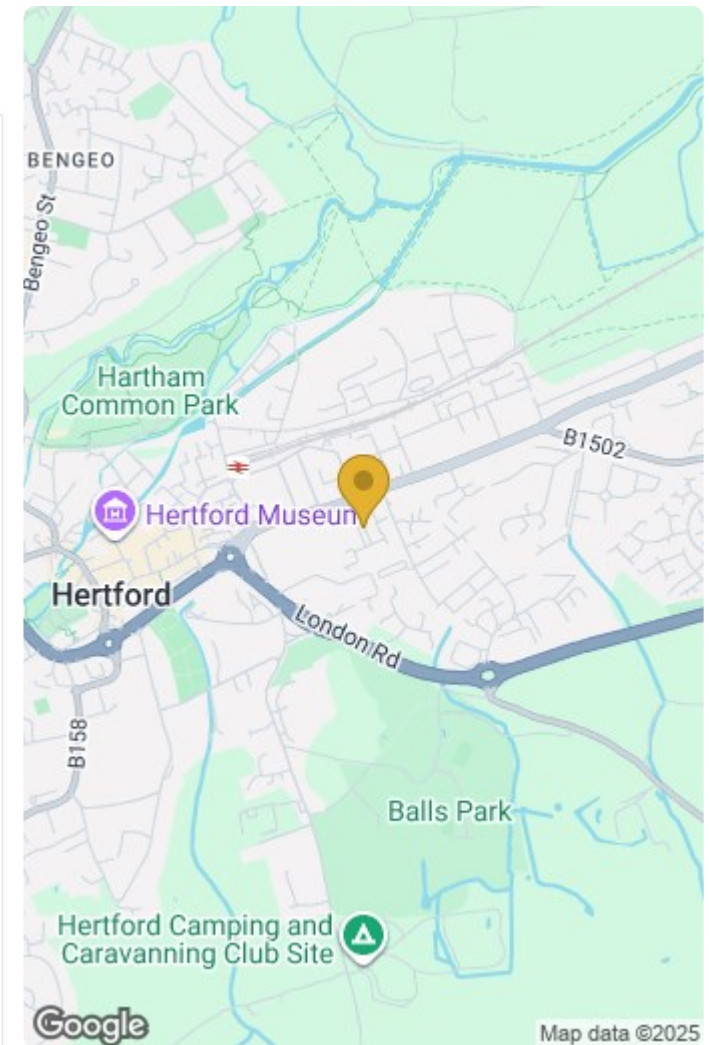
Garage 13'7" x 7'9" (4.14m x 2.36m)

Rear Garden

Off Street Parking







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			
(82 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	

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.

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