



,2 Copperwood, Hertford, SG13 7HZ
Offers Over £325,000

Lanes
ESTATE AGENTS

,2 Copperwood, Hertford, SG13 7HZ

This well presented two- bedroom mews house offers stylish and low- maintenance living. Just a short distance from Hertford's vibrant town centre and excellent transport links into London and within the catchment area for highly regarded local schools.

The property is ready to move straight into, with a welcoming entrance hall leading to a bright and spacious living/dining room with a large bay window, a recently fitted modern kitchen with useful understairs storage, and two well-proportioned bedrooms upstairs. The contemporary family bathroom has been recently fitted to a high standard, creating a stylish and modern finish.

Outside, the property benefits from a private courtyard-style front garden, parking directly outside the house, additional visitor parking, and a peaceful setting within this well-maintained development. This superb home is ideal for first-time buyers, downsizers or investors looking for a move-in-ready property in a highly desirable Hertford location.



Separate door leading to lounge/ dining area. Space to hang coats and put shoes.

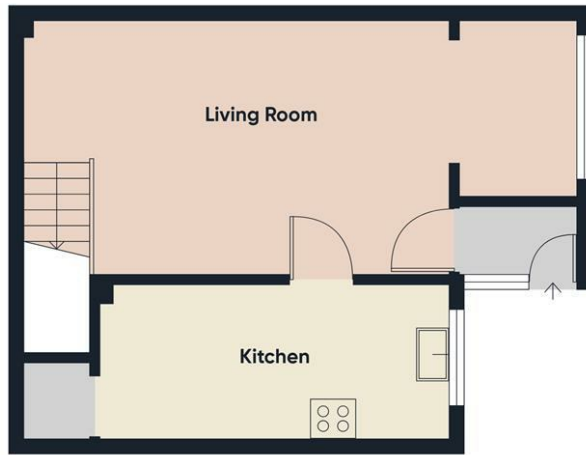
Kitchen 14'3 x 6'4 (4.34m x 1.93m)

Bedroom One 10'9 x 11'5 (3.28m x 3.48m)

Bedroom two 6'4 x 6'2 (1.93m x 1.88m)







Floor 0



Floor 1

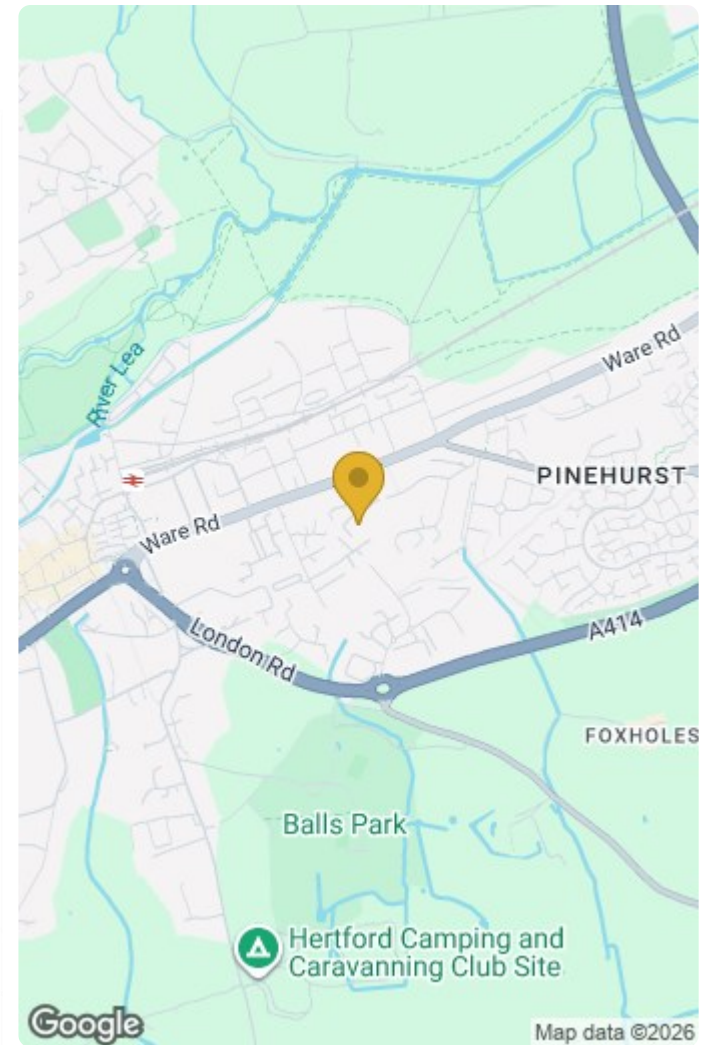


Approximate total area⁽¹⁾
56.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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	73	80
EU Directive 2002/91/EC		

Environmental Impact (CO₂) 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	73	80
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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