



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



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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.



Entrance "3,02" x "5,19" ("0.91m,0.61m x "1.52m,5.79m)
Separate door leading to lounge/ dining area. Space to hang coats and put shoes.

Lounge
"10,92" x "23,50" ("3.05m,28.04m x "7.01m,15.24m)
Great size living/ dining area with large bay window to the front of the property, door to kitchen.

Kitchen "4,48" x "14,39" ("1.22m,14.63m x "4.27m,11.89m)
Ample storage / worktop space, window the front, door to storage cupboard

Under stair storage
"6,64" x "2,97" ("1.83m,19.51m x "0.61m,29.57m)
Generous size under stair storage space with easy access to boiler

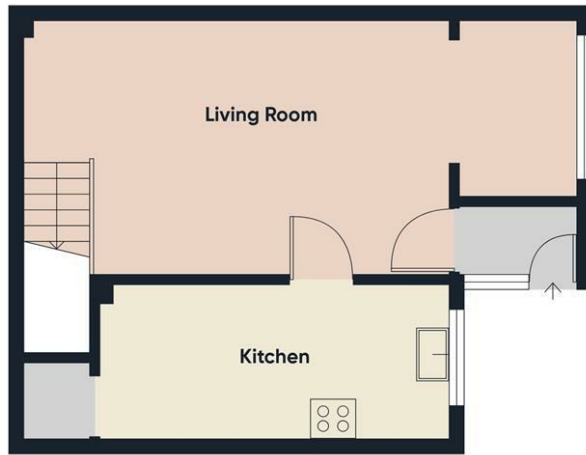
Bedroom One
"10,92" x "11,54" ("3.05m,28.04m x "3.35m,16.46m)
Fantastic size double bedroom with large bay window to the front of the property, Deep built in wardrobes, door leading to landing.

Bathroom "6,42" x "6,02" ("1.83m,12.80m x "1.83m,0.61m)
Beautifully stylish family bathroom features a sleek grey metro wall tiles, patterned floor tiles and modern black fittings. This bathroom includes a vanity unit with storage, WC and full-size bath with overhead rainfall shower and glass screen.

Bedroom two
"6,73" x "11,54" ("1.83m,22.25m x "3.35m,16.46m)
Another generous size bedroom with window to front of property. Door leading to landing







Floor 0



Floor 1

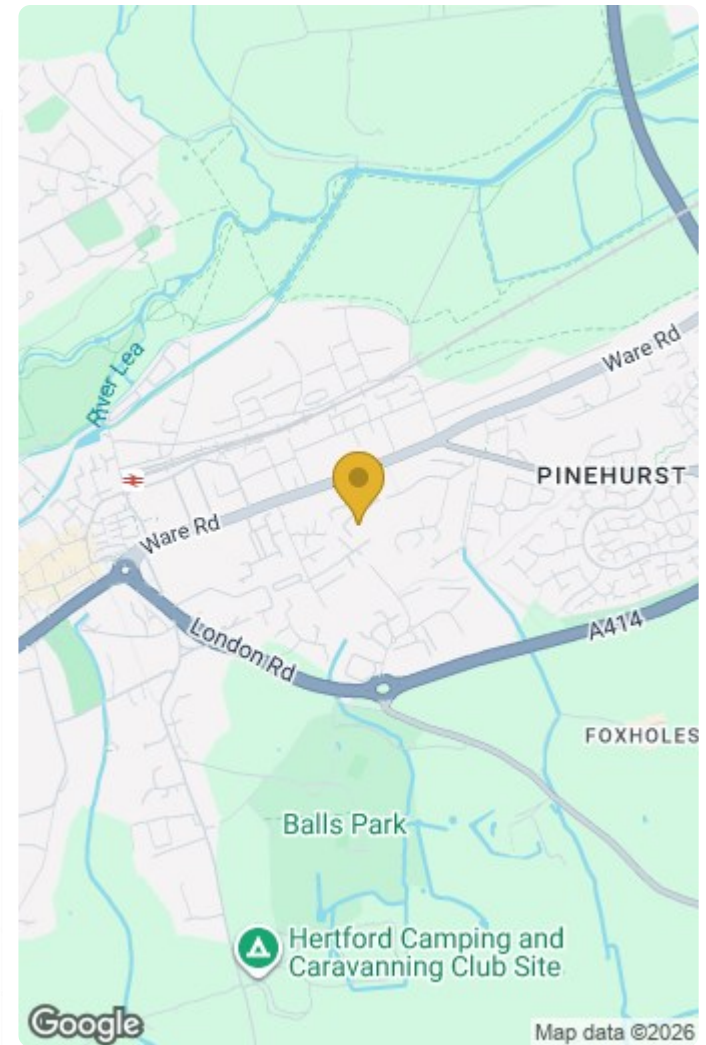


Approximate total area⁽¹⁾
56.6 m²

(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.

GIRAFFE360



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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