KIRBY COLLETTI
EST 2004

RESIDENTIAL SALES & LETTINGS



92 Willowmead

Hertford SG14 2AU

Price £220,000

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CHAIN FREE Kirby Colletti are pleased to offer this ONE BEDROOM FIRST FLOOR MAISONETTE situated in Willowmead, Hertford. The accommodation comprises a living room, fitted kitchen, double bedroom with fitted wardrobes and a modern shower room. The property benefits from gas central heating, uPVC double glazing throughout, a 952-year lease and residents' parking.

The property is conveniently located for Hertford town centre, which offers a wide range of shops, cafés, restaurants and pubs, along with the historic Hertford Castle and riverside walks. Hertford North railway station is within walking distance, providing services into London Moorgate, with Hertford East also offering services to London Liverpool Street.









ENTRANCE HALL
13'11 x 3' (4.24m x 0.91m)
Stairs to:

LANDING
9'5" x 3' (2.87m x 0.91m)
Door to Shower Room. Door to Bedroom. Door to:

LIVING ROOM
17'6" x 11'11" (5.33m x 3.63m)
Front aspect uPVC double glazed window. Radiator. Storage Cupboard. Sliding door to:

KITCHEN
13' x 5'8" (3.96m x 1.73m)
Range of wall and base mounted units. Worksurfaces over. Inset sink unit. Cooker point. Plumbing for washing machine.

SHOWER ROOM
6'1" x 4'11" (1.85m x 1.50m)
White suite comprising fully tiled shower cubicle. Low level W.C. Wash hand basin. Extractor fan. Heated towel rail.

BEDROOM
11'10" x 9'5" (3.61m x 2.87m)
Rear aspect uPVC double glazed window. Radiator. Fitted wardrobes to one wall. Storage cupboard.

AGENTS NOTE
Lease Term: 999 years from 1 January 1980
Lease Term Remaining: 952 years

Ground Rent: £0
Service Charge: £0
Council Tax: Band C

Road Map



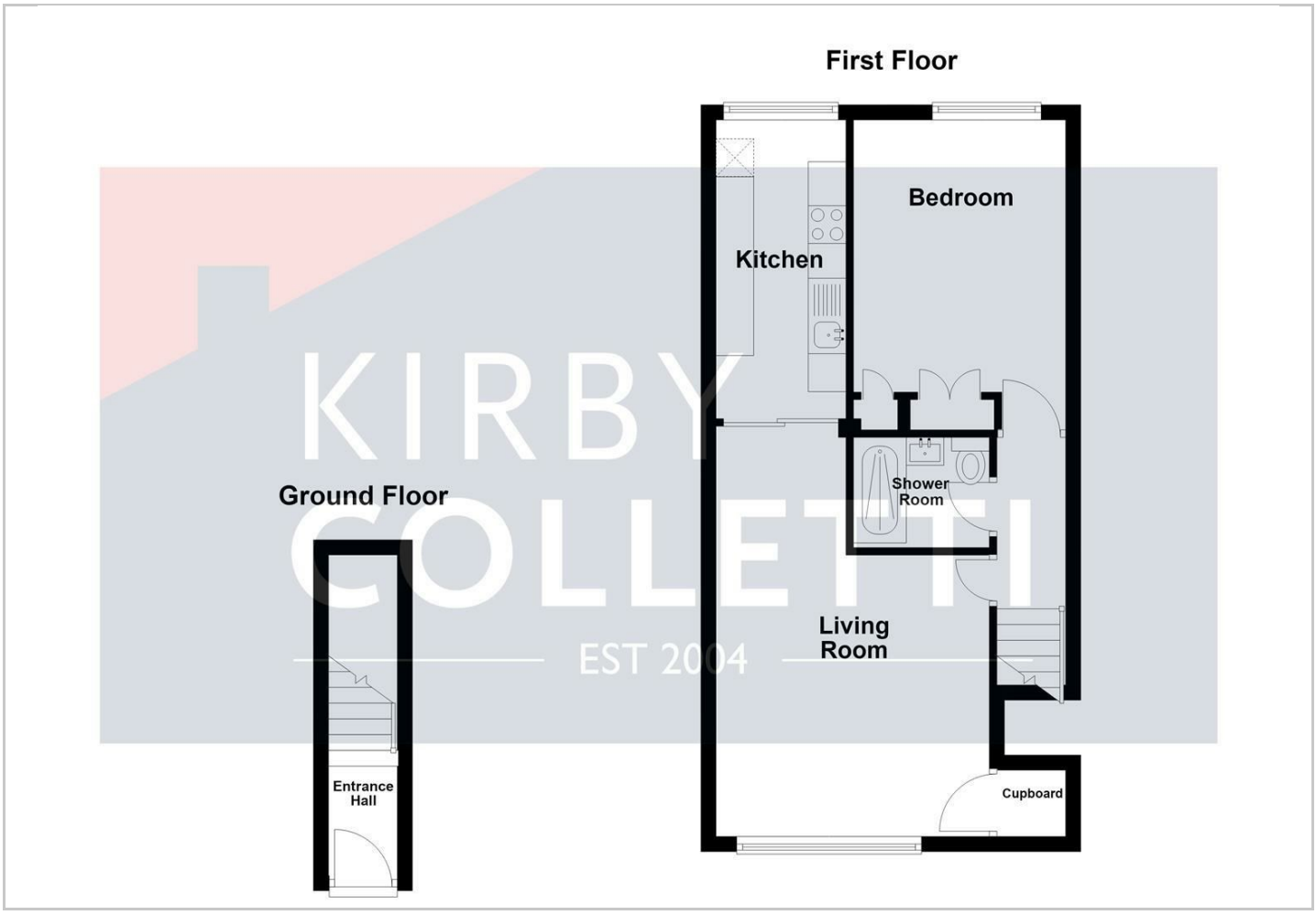
Hybrid Map



Terrain Map



Floor Plan

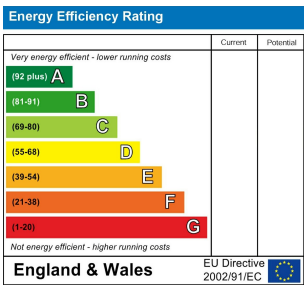


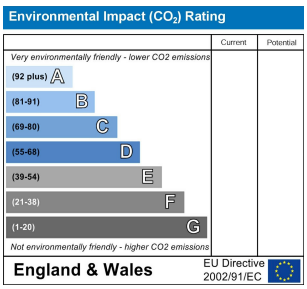
Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph





Kirby Colletti, 64 High Street, Hoddesdon, Hertfordshire EN11 8ET
T. 01992 471888 F. 01992 478555 E. homes@kirbycolletti.co.uk W. www.kirbycolletti.co.uk