



**Bright and Light**

**Parking Space**

**Recently Refurbished Shower Room**

**Hertford Town Centre Location**

**Chain Free**



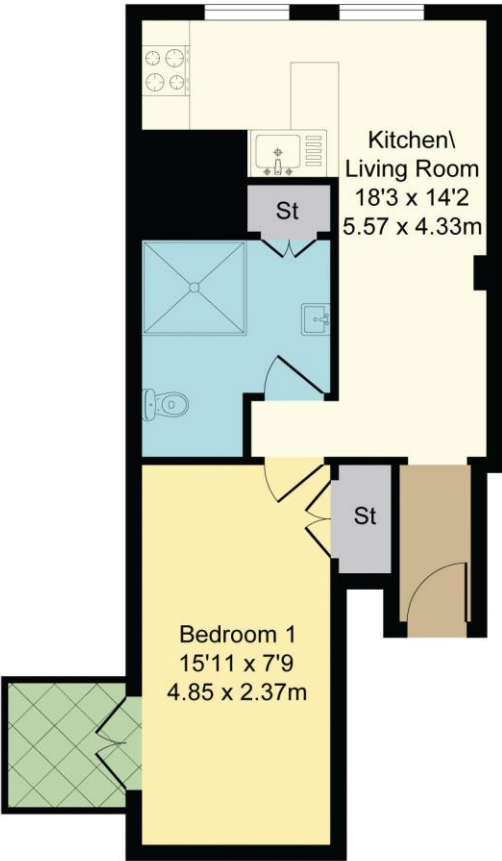
**64B Fore Street**  
Hertford, SG14 1BT

**Guide Price £255,000**



CHAIN FREE A bright light one bedroom apartment in a Grade II listed building in the centre of Hertford. The property also benefits from a CAR PARKING SPACE. Accessed through an entrance door which services only 3 apartments, this great one bedroom flat has a recently refurbished shower room along with kitchen, sitting room and good sized bedroom which has double doors opening on to the fire escape, a great space to grow tomatoes! The flat overlooks the high street and is within easy walking distance of the train stations with access into London. This property would suit either an investor or first time buyer. Contact Thomas Childs & Co for an appointment to view

Approximate Gross Internal Area  
420 sq ft - 39 sq m



**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.