



**Shepherds**

Property Sales & Lettings

The Copse | Hertford | SG13 7TX | £374,995



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# The Copse | Hertford | SG13 7TX

Located in The Copse Hertford within the well regarded Foxholes development, this delightful mid-terrace house offers an excellent first time purchase. Built in c1994, the property boasts a modern design that is both inviting and functional.

Upon entering the entrance hall, you are greeted by a good size living room that flows seamlessly into a bright conservatory, providing an ideal space for relaxation or entertaining guests. The well-appointed kitchen comes equipped with essential appliances, making meal preparation a breeze. Additionally, the ground floor cloakroom adds to the practicality of the home.

The first floor features two generously sized double bedrooms, each offering ample space for furnishings and personal touches. A well-designed bathroom with a WC completes the upper level.

For those with a vehicle, the property includes parking for one car, adding to the convenience of this lovely home. The surrounding area is an excellent choice for families or professionals.

Located to the east of vibrant Hertford Town, a good choice of local amenities are offered, a plethora of shops, pubs and restaurants and busy night time economy. A choice of rail stations are offered Hertford East into London Liverpool Street and Hertford North into London Moorgate, ideal for commuters.

An early "Chain Free Sale" is offered.

- Early Chain Free Sale
- Goodsized Living/Dining Room
- Double Glazing
- Two Double Bedrooms
- Double Glazed Conservatory
- Ground Floor Cloakroom
- First Floor Bathroom
- Gas Central Heating
- Kitchen With Appliances



Entrance Hall

8'8 x 3'5

Cloakroom

5'1 x 2'6

Kitchen

8'2 x 6'1

Living/dining room

15'10 x 12'5

Conservatory

10'8 x 9'1

Landing

6'6 x 6'7

Bedroom One

12'5 x 9'2

Bedroom Two

12'4 x 9'2

Bathroom

6'4 x 5'6

Rear Garden

20' approximately

Timber Shed



**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

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**Tenure :** Freehold  
**Council:** East Hertfordshire  
**Tax Band:** C



## The Copse Hertford



Parking Space

The floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd



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### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

### **HODDESODON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

