



Fanshawe Street, Hertford.

SG14 3AS

- AVAILABLE 13TH JUNE
- UNFURNISHED BASIS
- THREE BEDROOMS AND A FAMILY ROOM
- DRIVEWAY
- ELECTRIC CAR CHARGER
- WALKING DISTANCE TO HERTFORD NORTH TRAIN STATION
- PERIOD PROPERTY WITH SASH WINDOWS, FIREPLACES AND ORNATE MOULDINGS
- SOUTH/WESTERLY FACING REAR GARDEN
- SEPERATE DINING ROOM
- FOUR PIECE BATHROOM SUITE



PROPERTY DESCRIPTION

Available from 13th June 2024 on an unfurnished basis; this beautiful Victorian home in Fenshawe Street, Hertford. The property has been finished to a high modern standard throughout whilst also maintaining the original features of sash windows, doors, fireplaces and ornate mouldings. The property is set over 3 levels and include; entrance hallways, lounge, dining room, kitchen, family room on lower floor, bathroom and three good size bedrooms.

Fenshawe Street is walking distance to lots of local amenities including Hertford town centre, good schools and Hertford North Train Station.

Mill Mead Primary School (Good) 0.2 miles

North Hertford Train Station 0.3 miles

Sainsburys Supermarket 0.4 miles

Hertford Town Centre 0.4 miles

Hartham Play Park 0.4 miles

Hartham Swimming centre 0.5 mile

Bengeo Primary School(Outstanding) 0.5 miles

ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Original style front door leading you into hallway. Door to lounge. Opening to dining room. Radiator with cover over.

LOUNGE

3.63m x 3.15m (11' 11" x 10' 4")

Good size lounge with window to the front aspect. Opening to dining room. Feature fireplace. Radiator with cover. Ornate mouldings.

DINING ROOM

4.25m x 3.81m (13' 11" x 12' 6")

A lovely open room with stairs leading down the basement and up to the upper floors. Window to the rear aspect. Covered radiator, downlighting.

KITCHEN

2.71m x 2.31m (8' 11" x 7' 7")

Shaker style fitted kitchen comprising a range of wall and base units with worksurface over. Integrated washing machine, dishwasher and fridge/freezer, fitted oven and electric hob with extractor over. Window to the rear aspect and door opening to the rear garden.

BASEMENT

FAMILY ROOM

3.56m x 4.14m (11' 8" x 13' 7")

A versatile room which could be used for a multitude of reasons. Window to the front aspect. Fitted wardrobes. Downlights.

BEDROOM

3.78m x 3.33m (12' 5" x 10' 11")

Double bedroom with fitted wardrobes. Window to the rear aspect. Downlighting.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to two bedrooms and bathroom.

BEDROOM

4.25m x 3.61m (13' 11" x 11' 10")

Double bedroom with fitted wardrobes and two windows to the front aspect with shutters. Feature ornate fireplace and mouldings. Downlighting. Two radiators with covers.

BEDROOM

3.63m x 2.63m (11' 11" x 8' 8")

Bedroom with window to the rear aspect and shutters. Radiator with cover. Downlighting.

BATHROOM

2.71m x 2.31m (8' 11" x 7' 7")

Four piece bathroom comprising; single shower enclosure, side panel bath with mixer taps, wash hand basin and w/c. Window to the rear aspect. Downlighting.

DRIVEWAY

Driveway to the front allows for parking one car and an electric charging point.

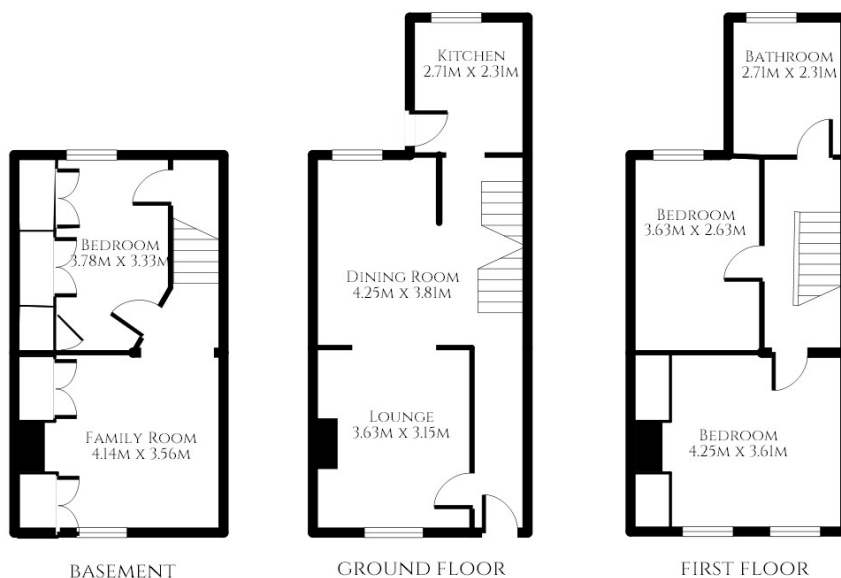
REAR GARDEN

South/westerly facing multi tiered rear garden providing a functional space of patio and also lawn areas.

OUTBUILDING

At the bottom of the garden, an outbuilding previously used as a bar provides an additional space to be used which could include for a home office.

FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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