

shepherds
A better home
moving experience

11 Fairfax Road

Hertford, SG13 7DW

Price Guide £335,000

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11 Fairfax Road

Hertford, SG13 7DW

SOLD BY SHEPHERDS - Situated on a quiet residential road just a few minutes' walk from Hertford East station and Hertford town centre, this well-proportioned two bedroom, two bathroom split-level maisonette benefits from allocated parking, a 50% share of the freehold and no service charge or ground rent.

Arranged over the first and second floors, the property offers a spacious and versatile layout with a real sense of separation between the living and bedroom accommodation.

On the first floor is a good sized living room, separate kitchen and a generous double bedroom, alongside the main family bathroom.

The upper floor is home to the second double bedroom, which benefits from its own dressing room and a small en-suite, providing an excellent private space away from the main living accommodation.

Further benefits include an allocated parking space, a 50% share of the freehold and the significant advantage of having no service charge or ground rent.

Fairfax Road is particularly well positioned, tucked away on a quiet residential road whilst remaining just a few minutes' walk from Hertford East station and the heart of Hertford town centre. Hartham Common, The Meads and the River Lea are also within easy reach, providing plenty of green space and riverside walks close by.

Combining a spacious split-level layout with allocated parking, low ongoing costs and an excellent central Hertford location, the property offers something a little different from a typical two bedroom apartment.



















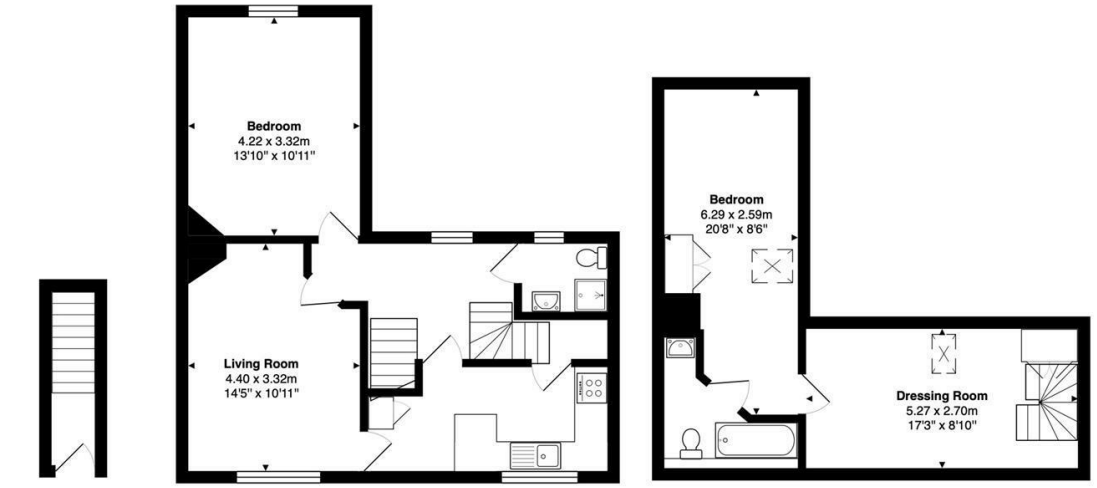
- Two bedroom split-level maisonette
- Two bathrooms
- Second bedroom with dressing room & en-suite WC
- Spacious living room
- Separate kitchen
- 50% share of freehold
- No service charge
- No ground rent
- Allocated parking space
- - Minutes' walk from Hertford East & town centre







Floor Plan



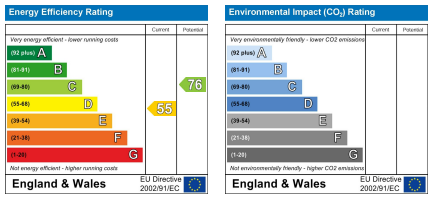
Total Area: 86.7 m² ... 933 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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Viewing

Please contact Shepherds of Hertford on 01992 551955
if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



Tenure

Leasehold - Share of Freehold

Council Tax Band:

C

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.

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