



12 Park Road

Hoddesdon, EN11 8PU

Price £375,000



***** In Need Of Modernisation***** A VICTORIAN BAY FRONTED TERRACED HOUSE ideally located in the heart of the town centre with its comprehensive shopping facilities, bus services, schools and a short walk Barclay Park.

The property offers 26ft Lounge/Dining Room, 3 Spacious Bedrooms, Southerly Aspect Rear Garden and Off Street Parking.

- Chain Free
- Lounge/Dining Room
- Upstairs W.C
- Town Centre Location
- In Need of Modernisation
- Kitchen
- South Facing Garden
- Three Bedrooms
- Wet Room
- Off Street Parking



Accommodation

Storm Porch providing access to front door.

Entrance Hall

21 x 2'10" (6.40m x 0.86m")

Stairs to first floor. Radiator. Coved ceiling. Door to:

Lounge/Dining Room

26'6 x 11'6 (8.08m x 3.51m)

Front aspect double glazed bay window. Radiator. Television aerial point. Fireplaces in lounge and dining area. Three wall light points. Under stairs cupboard housing meters. Coved ceiling. Sliding door to kitchen. Glazed door to rear garden.

Kitchen

8'9" x 8'4" (2.67m" x 2.54m")

Side aspect window. Wall and base mounted units. Work surfaces. Inset single drainer sink unit mixer tap over. Built in electric four ring hob. Built in double oven. Plumbing for washing machine. Space for fridge. Door to lean-to. Door to:

Wet Room

7'10" x 4'9" (2.39m" x 1.45m")

Side aspect high level window. White suite comprising walk in shower. Wall mounted shower. Wash hand basin. Radiator. Wall mounted heater.

Lean-to

11'4" x 3'5" (3.45m" x 1.04m")

Side aspect window. Door to rear garden. Tiled floor. Door to:

W.C

5'1" x 3'1" (1.55m" x 0.94m")

White W.C. Tiled floor.

First Floor Landing

12'4" x 7'2" (3.76m" x 2.18m")

Sky light. Loft access.

W.C

3'10" x 3'10" (1.17m" x 1.17m")

White suite comprising low level W.C. Corner wash hand basin.

Bedroom One

14'10 x 12'4" (4.52m x 3.76m")

Front aspect uPVC double glazed window. Radiator. Coved ceiling.

Bedroom Two

10'7" x 8'10" (3.23m" x 2.69m")

Rear aspect double glazed window. Radiator. Fitted wardrobe to one wall.

Bedroom Three

12'4" x 8'9" (3.76m" x 2.67m")

Rear aspect uPVC double glazed window. Radiator. Cupboard housing gas central heating boiler.

Exterior

Rear Garden

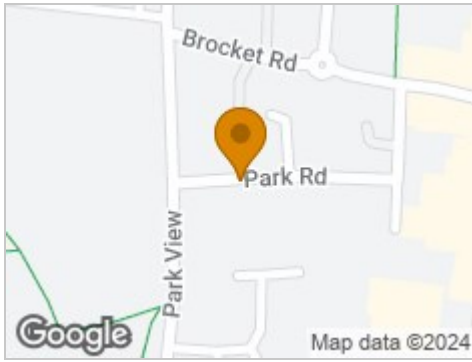
Approx 46ft southerly aspect. Low maintenance and laid with crazy paving. Shrub borders. Two garden sheds. Side pedestrian access to front garden.

Front garden

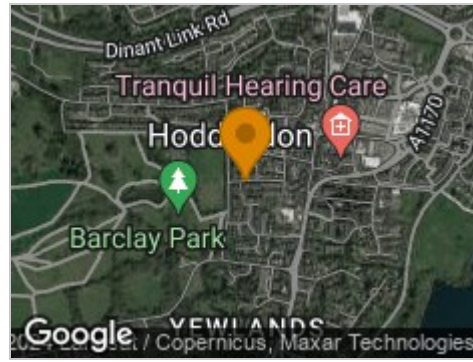
Resin drive providing off street parking.



Road Map



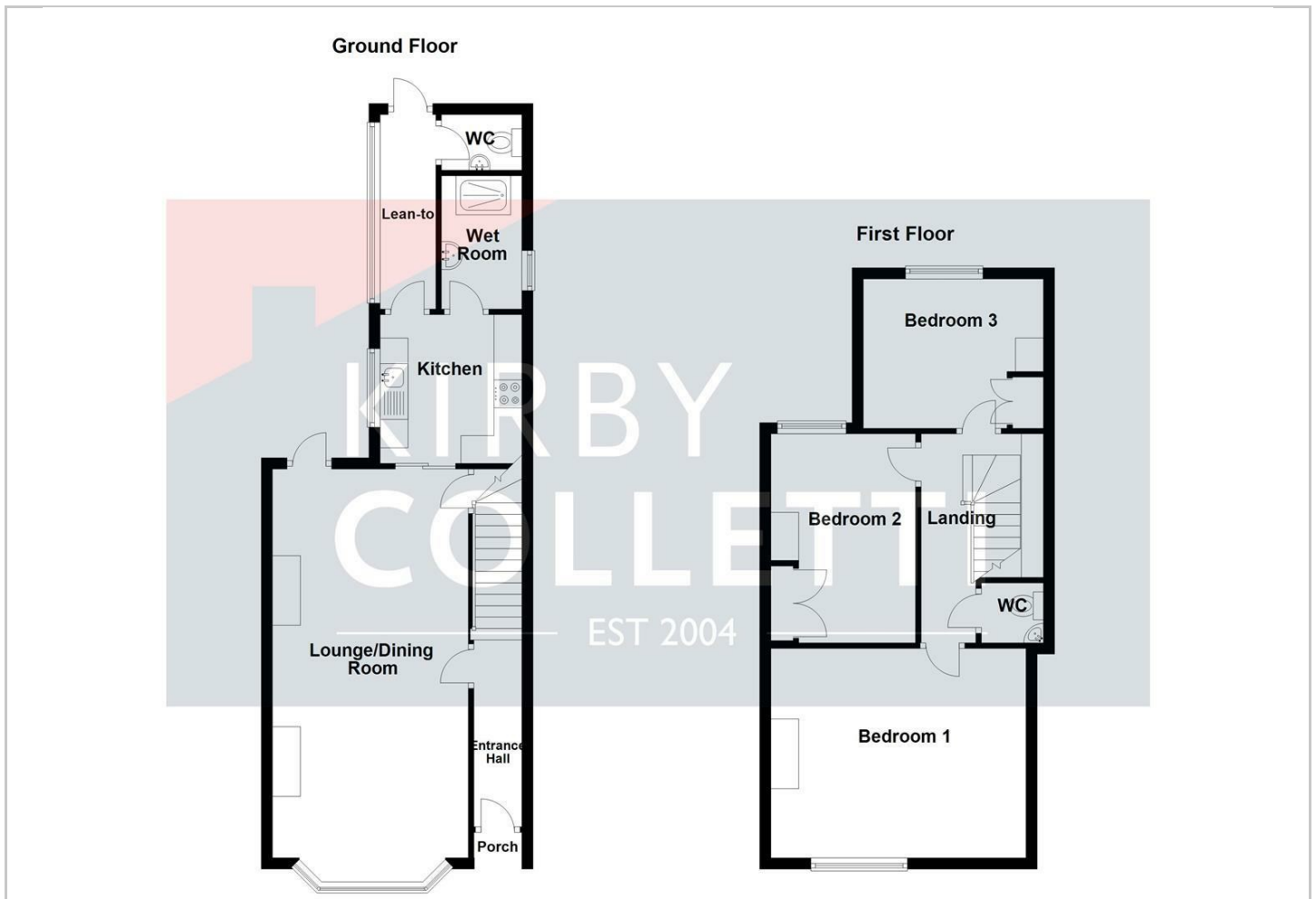
Hybrid Map



Terrain Map



Floor Plan

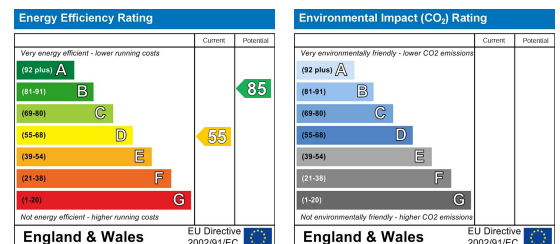


Viewing

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

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Energy Efficiency Graph



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