

Hamptons

INTERNATIONAL

Mangrove Road, Hertford, SG13

3  1  2 

GUIDE PRICE

£500,000

(£500,000)

Property details



Key features




- **Auction Sale**
- **Sought After Location**
- **Garage**
- **Potential To Extend STPP**
- **Easy Reach of Simon Balle School**
- **Close To Town Centre**
- **Requires Updating and Modernising**

Mangrove Road, Hertford, SG13

GUIDE PRICE

£500,000

(£500,000)

3  1  2 

Description

Three Bedroom Semi Detached Home set within this sought after location. A fantastic opportunity to acquire a home with great potential, offering the perfect blank canvas for buyers looking to put their own stamp on a property. Requiring updating and modernisation throughout, this property presents an exciting chance to create a bespoke home tailored to individual tastes and requirements. This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £9,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional. Outside Moving outside, the private rear garden is mainly laid to lawn, additional features include a garage, driveway parking and front garden. Situation Mangrove Road is one of the area's most sought after addresses, close to the heart of Hertford Town Centre. Hertford boasts the best of country living within touching distance of the capital. Hertford Gate House overlooks the town, whilst four rivers run through its heart, linking it to an assortment of country walks. Two stations tie the town to Moorgate and Liverpool Street, making it a popular location for City workers. The town's prestigious schools, amenities and market town architecture make it ideal for family life as well as those looking for a quiet home to settle down in. Property Ref Number: HAM-65557







Floor plan



Location



This site can't load Google Maps correctly.

Do you own this website?
g.co/staticmaperror/signature



This site can't load Google Maps correctly.

Do you own this website?
g.co/staticmaperror/signature

Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com