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ESTATE AGENCY

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2 Lime Cottages, High Cross, Hertfordshire, SG11 1AD

£337,500

TWO BEDROOM PERIOD COTTAGE IN LOVELY VILLAGE LOCATION - A 2 bedroom terrace cottage with its own entrance porch, lounge/diner with fireplace, kitchen, first floor bathroom, gas central heating, fabulous private garden and allocated parking space. High Cross is a small village with local amenities just 2 miles north of Ware with its regular rail service into London Liverpool Street Station.

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ENTRANCE HALLWAY



BEDROOM ONE 10'11" x 7'4" (3.35 x 2.25)



LIVING ROOM 16'0" x 10'11" (4.88 x 3.35)



BEDROOM TWO 8'11" x 6'0" (2.74 x 1.83)



KITCHEN 8'11" x 6'11" (2.74 x 2.13)



BATHROOM



FIRST FLOOR

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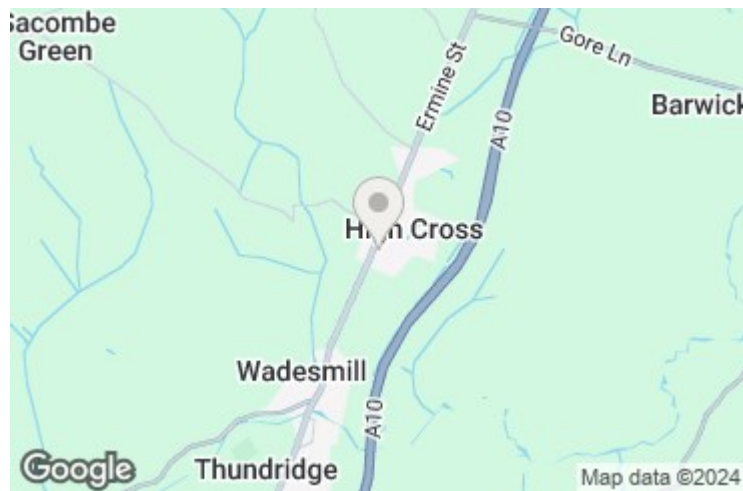
GARDEN



PARKING



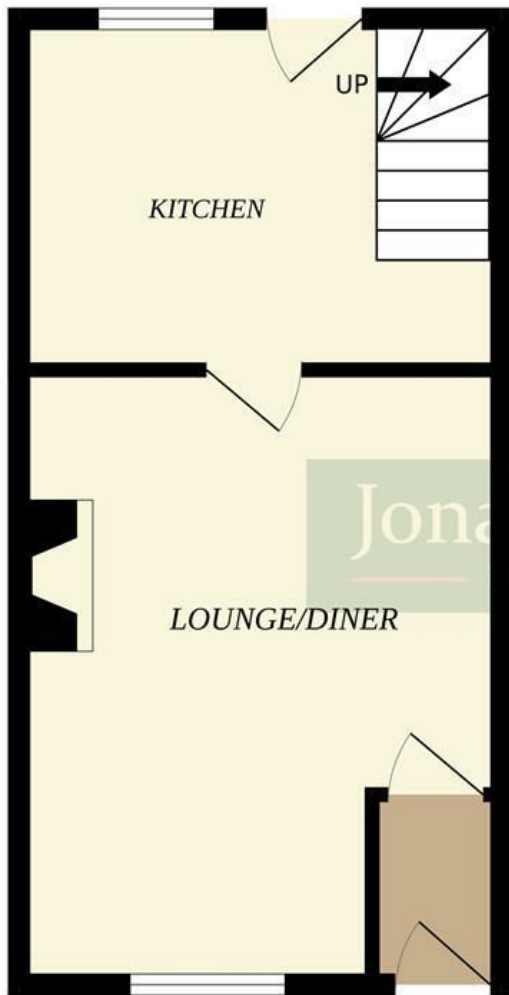
COUNCIL TAX BAND C



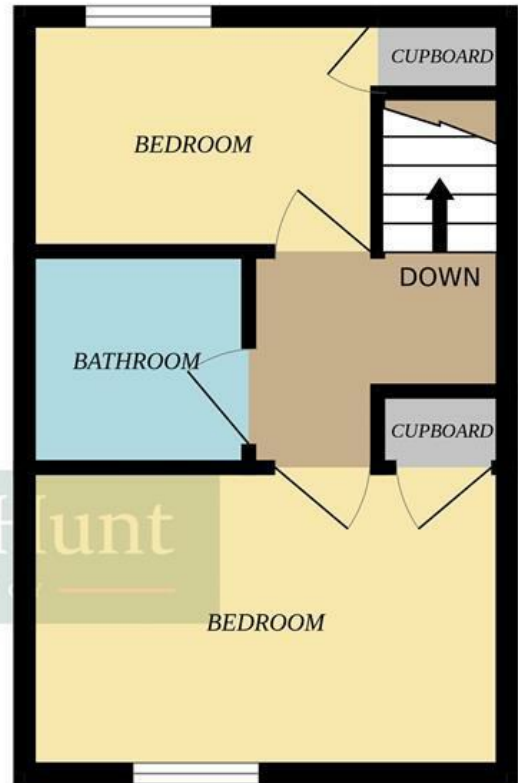
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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