



**Oliver  
Minton**  
*Sales & Lettings*

**6 Leaside Walk, East Street  
Ware**

**SG12 9BT**

**Offers Over £260,000**



#### PUBLIC NOTICE

Oliver Minton Estate Agents are now in receipt of an offer for the sum of £ 271,000 for (6 Leaside Walk Ware SG12 9BT). Anyone wishing to place an offer on this property should contact Oliver Minton Estate Agents on 01920 412600 before exchange of contracts.

**CHAIN FREE AND A GREAT PRICE ...** An attractive two bedroomed Victorian style mews cottage situated in the heart of Ware town centre within easy walking distance of shops, pubs/restaurants and main-line station.

Although requiring a degree of cosmetic improvement, this property represents an ideal first time purchase or investment.

The accommodation offers an open plan living and kitchen area to the ground floor and one double bedroom, one single bedroom/study and a shower room to the first floor. There is a communal courtyard area to the front.



## ACCOMMODATION

Front door opening to:

### LIVING ROOM 3.76m x 3.35m (12'4" x 10'11")

Sash window to front. Radiator. Wood laminate floor. Staircase to first floor. Built-in meter cupboard. Open plan to:

### KITCHEN 3.38m x 1.89m (11'1" x 6'2")

Range of wall and base units with roll edge work tops. Inset stainless steel sink and drainer. Built-in electric cooker and four ring electric hob. Space for tall fridge freezer. Breakfast bar. Concealed gas fired boiler.

## FIRST FLOOR

Small landing with loft access hatch

### BEDROOM ONE 2.92m x 2.44m + deep recess (9'6" x 8'0" + deep recess)

Sash window to front. Radiator. Airing cupboard housing pre-lagged hot water cylinder.

### BEDROOM TWO/STUDY 2.75m x 1.55 (9'0" x 5'1")

'Velux' style window. Radiator.

## SHOWER ROOM

White suite: Corner shower enclosure with glazed screen. Low level w.c. Pedestal wash hand basin. Radiator. 'Velux' style window.

## EXTERIOR

The property sits in a block paved communal courtyard.

## AGENTS NOTE

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

## SERVICES

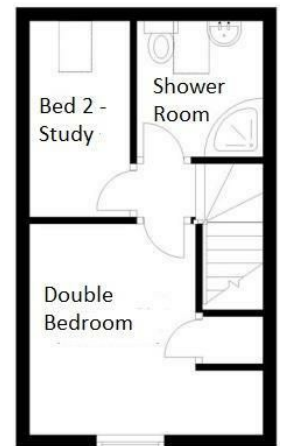
Mains services are connected: mains water, sewerage, electric. Gas fired central heating. (Please see agents note)  
Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>



## Floor Plans



Ground Floor



First Floor

Approx gross internal floor area 41 sqm (450 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.

**Tenure:** Freehold

**Council Tax Band:** C

**Viewing Arrangements:**

Strictly by appointment

14 High Street, Stanstead Abbots, Hertfordshire,  
SG12 8AB

**01920 412600**

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