



Oliver Minton
Sales & Lettings

**21 Post Wood Road,
 Ware**

Herts SG12 9NJ

Price Guide £499,950

In a favoured location for gaining entrance to Presdales School, on the south-side of Ware and within comfortable walking distance of Ware's railway station and town centre, we are pleased to offer For Sale this CHAIN FREE three bedroom semi-detached period cottage with an outstanding, pretty rear garden backing on to fields. Further features include gas central heating to radiators and accommodation comprising bay-fronted living room, inner lobby, separate dining room, kitchen/breakfast room, 3 first floor bedrooms and first floor bathroom. There is scope for extension to the rear, subject to the usual approvals.





**Living Room 3.86m into bay x 3.30m
including chimney breast (12'8 into bay x
10'10 including chimney breast)**

Bay window to front with sash windows. Radiator. Ceiling rose and coving. Attractive fireplace with gas fire point. Antique pine door to:

Inner Lobby

Antique pine door to downstairs storage cupboard and doorway to:

Dining Room 3.58m x 3.35m (11'9 x 11'0)

Sash window to rear. Radiator. Staircase to first floor. Antique pine part glazed door to:

**Kitchen/Breakfast Room 5.49m x 2.01m
(18'0 x 6'7)**

Window and main entrance door to side. Double glazed French doors to rear garden. Radiator. Range of fitted wall, base and drawer units and work surfaces incorporating sink unit. Built-in double oven. Plumbing for washing machine. Space for fridge/freezer.





First Floor Landing

Stairwell with door to Bedroom One and door to main landing with radiator and access hatch to insulated loft space.

Bedroom One 3.40m x 3.30m including chimney breast (11'2 x 10'10 including chimney breast)

Large sash window to front. Feature fireplace. Radiator. Door to recessed linen cupboard housing wall-mounted 'Ideal Exclusive 2' combination gas fired boiler.

Bedroom Two 4.01m x 2.06m (13'2 x 6'9)

Large sash window to rear with lovely views over garden to fields beyond. Radiator.

Bedroom Three 2.31m x 1.98m (7'7 x 6'6)

Sash window to rear. Radiator.

Bathroom 2.31m x 1.45m (7'7 x 4'9)

Pine door. Wash hand basin with cupboards under. WC and bath. Frosted window to side. Radiator.

Outside

Front Garden

Side accessway leading to rear garden and main entrance door.

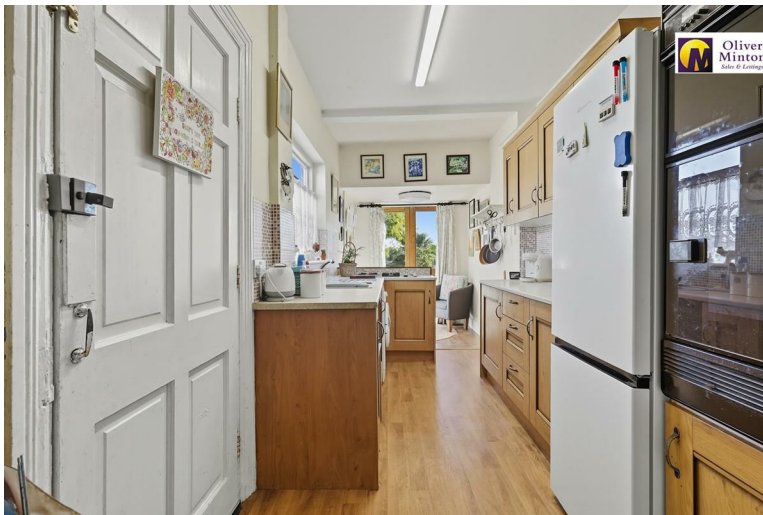
Delightful Rear Garden 23.16m x 4.57m average width (76' x 15' average width)

A beautiful, long, cottage garden with lovely outlook over the field to the rear of the Great Amwell Scouts HQ building and Riverside Nursery School and to the paddocks beyond. Raised patio area adjoining house and steps down to lawn with shaped flower and shrub borders. Timber garden shed and rear vegetable/compost area. Enclosed by paneled fencing. Outside tap and lights.

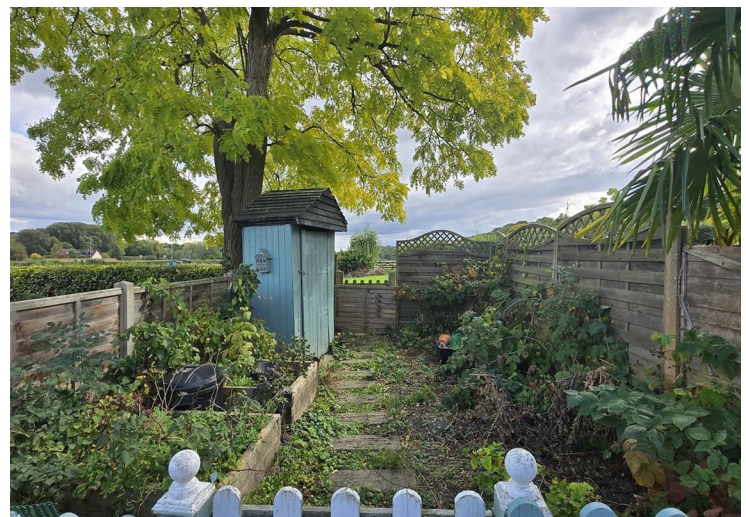
Agents Notes

All main services connected. Gas central heating via radiators.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>





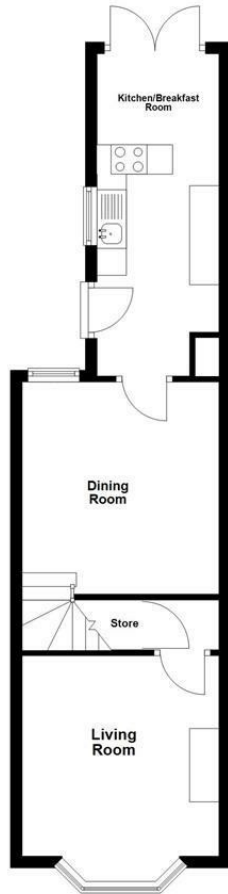


MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616

Ground Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.6 sq. feet)



Total area: approx. 75.0 sq. metres (807.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Post Wood Road

Tenure: Freehold

Council Tax Band: D

Viewing Arrangements:

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

01920 822999

Email: puckeridge@oliverminton.com

View all our properties at www.oliverminton.com

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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