



£575,000

Rolleston Close, Ware

KU

Rolleston Close, Ware, SG12 0BZ

Keith Ian are delighted to bring to market this beautifully presented four bedroom semi detached house sitting proudly on Rolleston Close, within the ever popular vicarage estate. This fantastic family home offers excellent living accommodation throughout, with four generously sized bedrooms, an en-suite to bedroom one and a modern family bathroom. Downstairs, a lounge diner offers great living space, and a modern refitted kitchen overlooks the rear garden. Other benefits include a partially converted garage, and off street parking. Early viewings are strongly advised to avoid disappointment!





Drive

Entrance Hall

Office

Lounge / Diner

27'6 x 12'10

Kitchen

10'6 x 6'11

Bedroom One

19'9 x 12'0

Bedroom Two

12'6 x 8'10

Bedroom Three

9'3 x 8'10

Bedroom Four

7'10 x 6'11

Family Bathroom

En - Suite

Garden

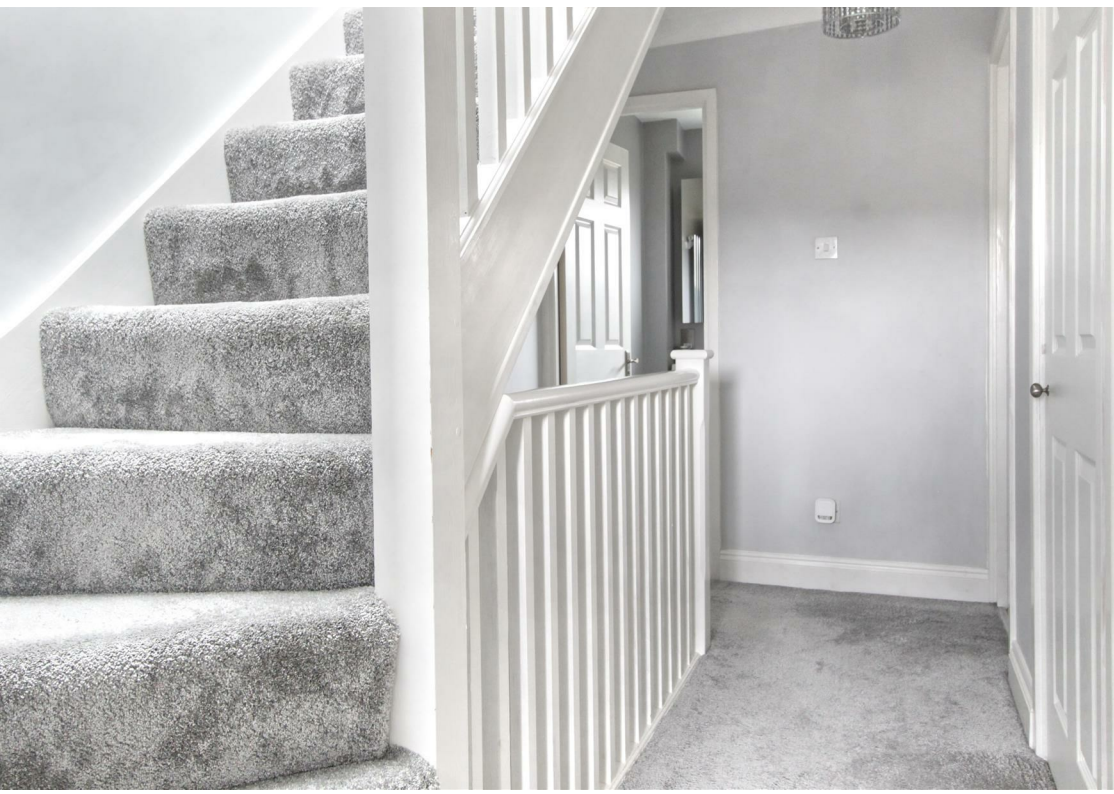
Council Tax

Band E









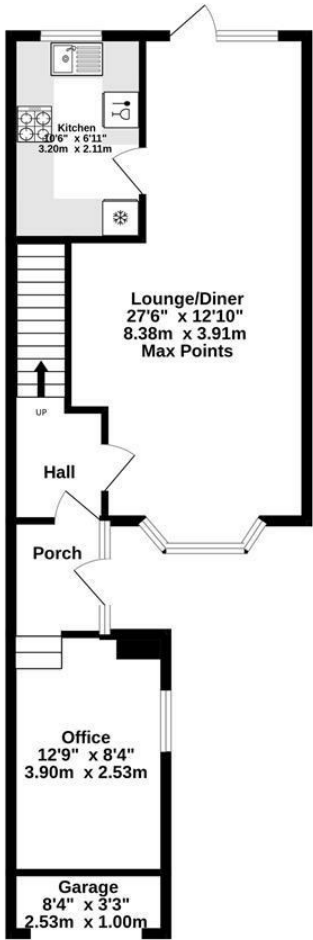




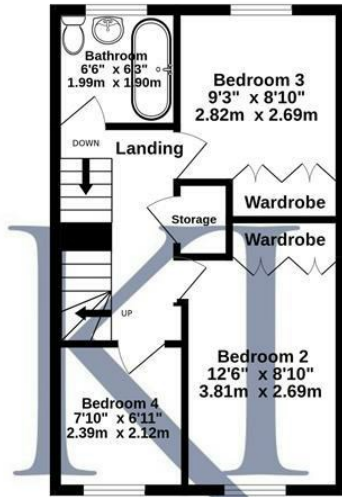




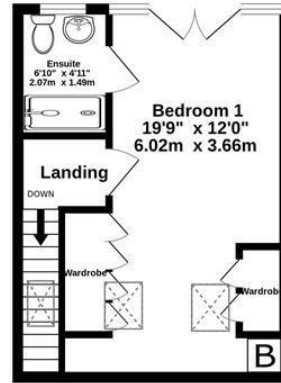
Ground Floor
582 sq.ft. (54.1 sq.m.) approx.



1st Floor
391 sq.ft. (36.3 sq.m.) approx.



2nd Floor
283 sq.ft. (26.3 sq.m.) approx.

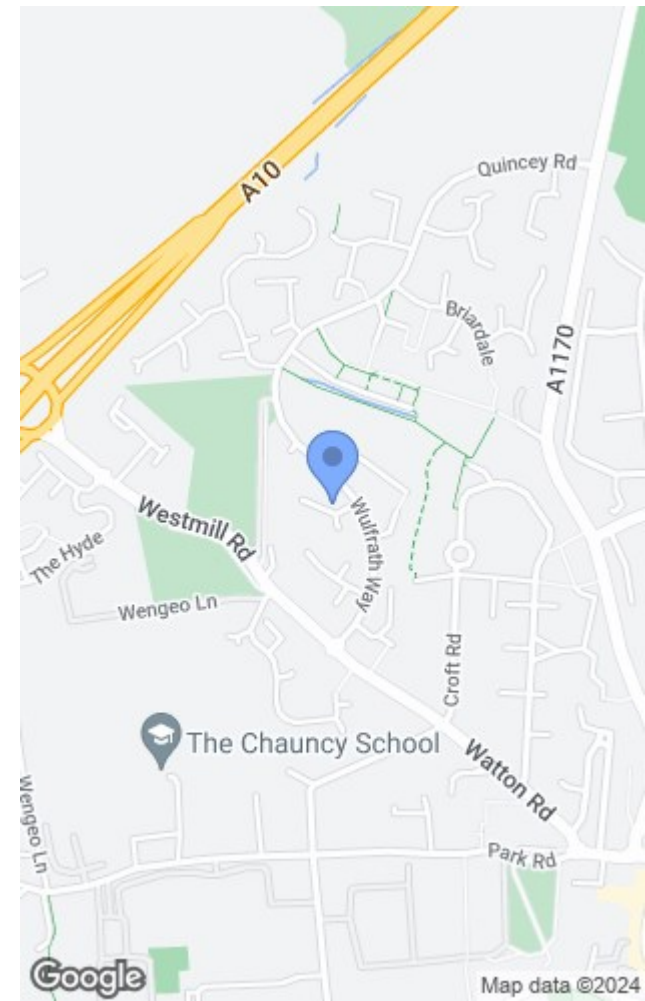


Keith Ian

TOTAL FLOOR AREA : 1256 sq.ft. (116.7 sq.m.) approx.

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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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	84

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	

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