



£400,000

Upper Bacchus, Ware



Upper Bacchus, Ware, SG11 1EH

Keith Ian are delighted to offer this three bedroom charming GRADE II listed cottage in the peacefully located village of Colliers End which has a friendly village community feel. Located on Ermine Street the property is just a short drive from the amenities that Ware and Hertford have to offer. The property comprises a 3 reception rooms and a kitchen to the ground floor. The first floor offers 3 well proportioned bedrooms and a modern contemporary bathroom suite. Externally the property has a private fenced garden and also the use of a further communal garden plus allocated parking off the main road. There are also great countryside walks for those who love the outdoors and there are some lovely friendly pubs situated in Puckeridge and Standon which are approx a 45 minute walk away.

Colliers End is located 28 miles North of Central London along the old Roman Road, Ermine Street. The capital and other large towns are easily accessible via its many road links such as the A10 and A414.

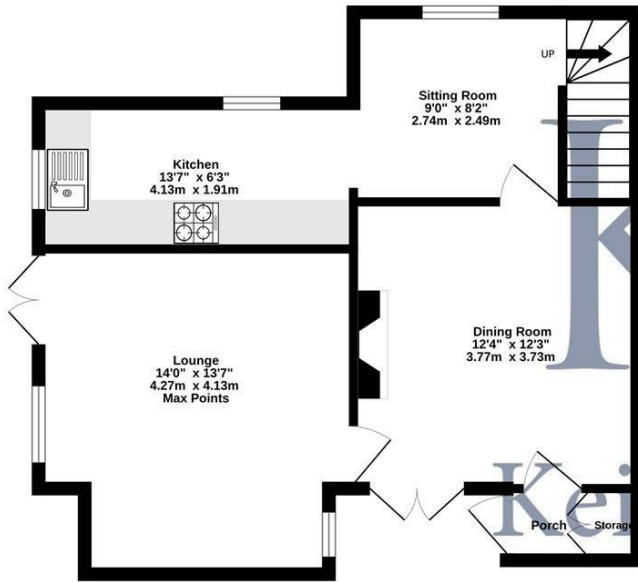
Ware's historic town centre is only a few miles away and offers a superb array of amenities including supermarkets, boutique shops, restaurants and public houses. The River Lee runs through the town centre with its famous Gazebo's and boasts scenic walks towards Hertford to the West and Broxbourne to the South.

the nearest mainline station is located in Ware which is approximately 4.5 miles from the property and offers services into Liverpool Street in around 40 minutes. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale across London.

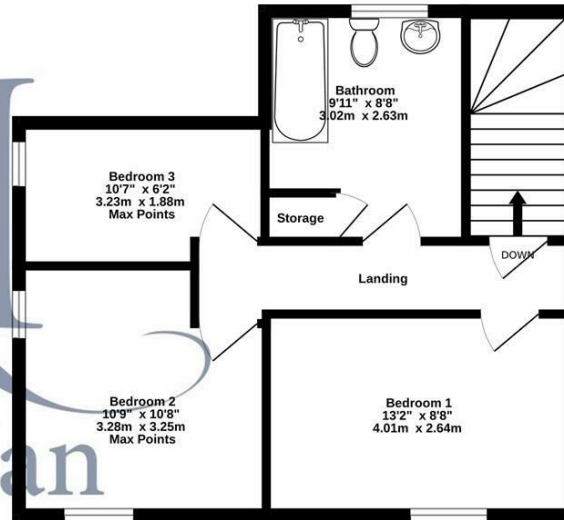




Ground Floor
526 sq.ft. (48.9 sq.m.) approx.



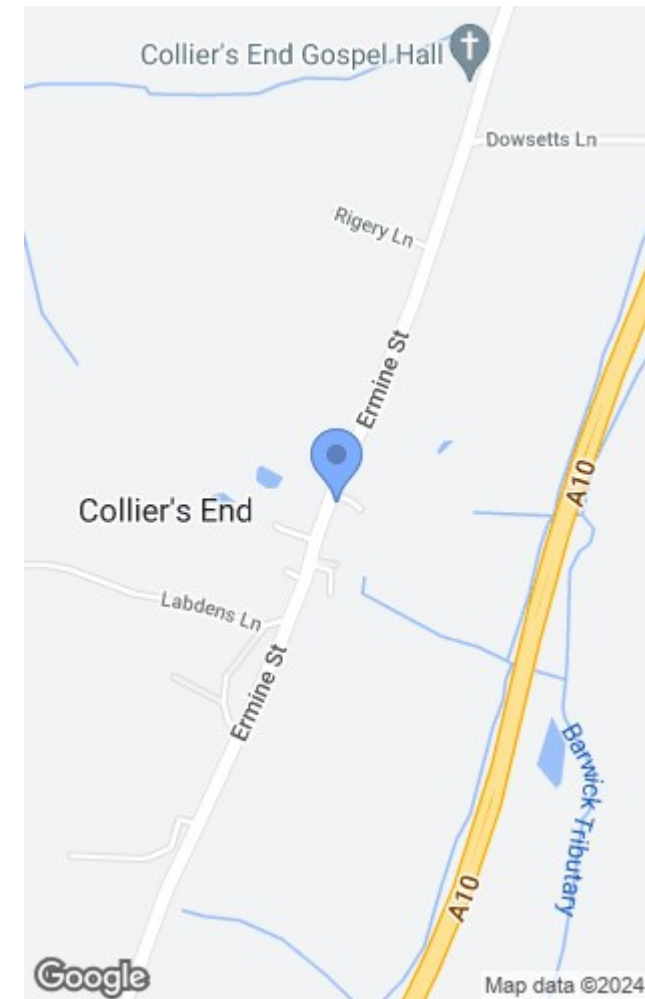
1st Floor
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.2 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/fittings 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		

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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