



Kingsway, WARE

£500,000 Freehold

Spacious South Facing Garden • Large Driveway & Garage • Modern Shower Room • Potential to Extend (STPP) •
CHAIN FREE • Side Access • Gas Central Heating • Double Glazed



Entrance Hall

Lounge

15' 6" x 11' 0" (4.73m x 3.35m)

Kitchen/Diner

18' 1" x 8' 4" (5.51m x 2.55m)

Bedroom One

12' 4" x 10' 9" (3.75m x 3.28m)

Bedroom Two

11' 4" x 10' 0" (3.45m x 3.05m)

Bedroom Three

9' 3" x 7' 4" (2.81m x 2.23m)

Shower Room


w/c



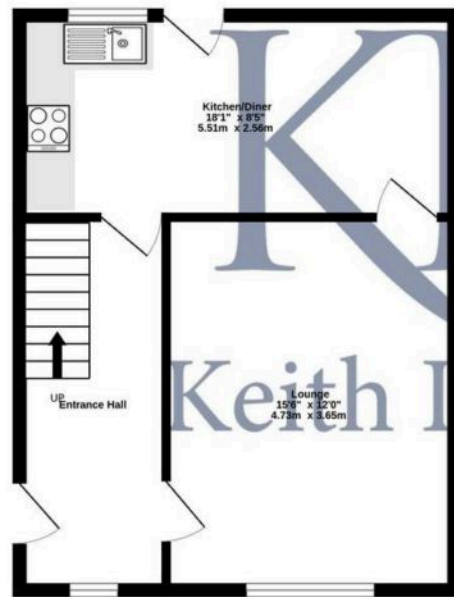




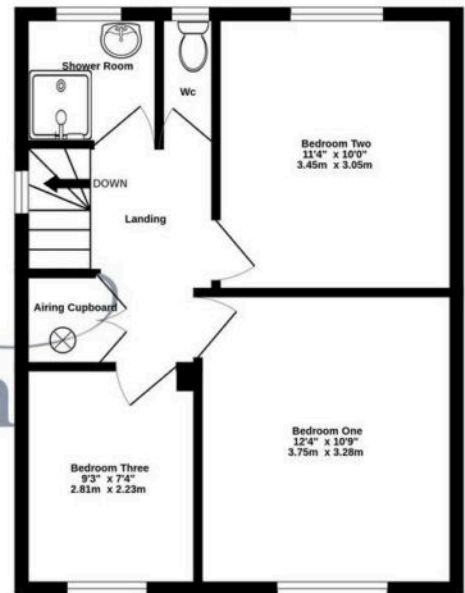
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales <div> EU Directive 2002/91/EC  </div>		

Ground Floor
550 sq.ft. (51.1 sq.m.) approx.



1st Floor
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.1 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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