



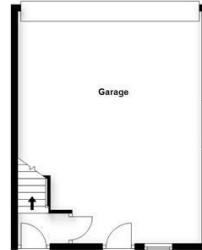
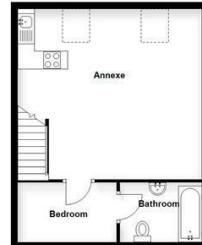
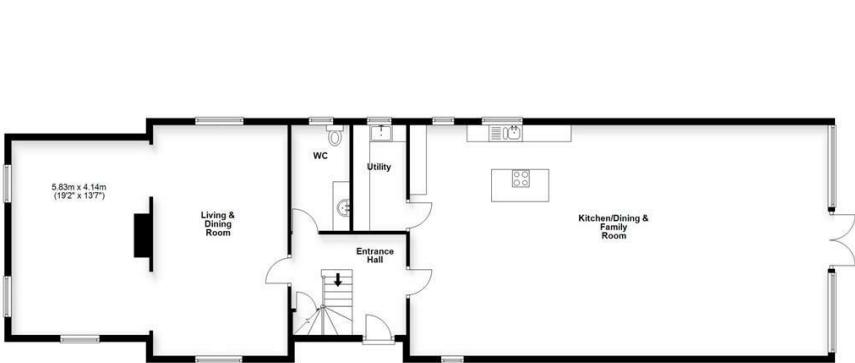
14 Amwell Lane
Ware | SG12 8DX

AGENT HYBRID

Offers Over £1,100,000



Ground Floor
Approx. 239.4 sq. metres (2577.2 sq. feet)



First Floor
Approx. 86.2 sq. metres (927.9 sq. feet)



Total area: approx. 325.6 sq. metres (3505.2 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, nor the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		

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