

Taylor Phelps are pleased to offer this charming two bedroom cottage positioned within the ever popular and extremely desirable village of Puckeridge - just north of Ware. This superb home dates back to the Edwardian era and benefits from a high standard refurbishment throughout with refitted kitchen, a high spec bathroom and a conservatory. Externally there is an extensive rear garden with summer house and a hot tub. Viewing highly recommended to fully appreciate.







































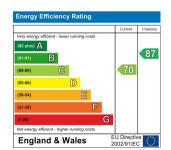
Floor Plan

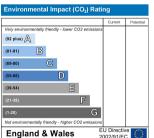
GROUND ELOOR 1ST FLOOR CONSERVATORY 11'6" x 6'5" 3.50m x 1.95m BEDROOM 9'9" x 8'11" **DINING AREA** LIVING ROOM 21'2" x 10'4" 6.45m x 3.15m BEDROOM 11'5" x 11'5" 3.48m x 3.48m

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





