

Taylor Phelps are pleased to offer this two bedroom period cottage positioned in the village of High Cross just north of Ware! This beautiful home boasts a wealth of character features throughout, a refitted cottage kitchen, gas heating, a refitted bathroom, its own garden and allocated off road parking.



























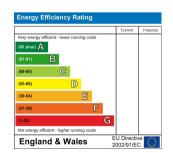
Floor Plan

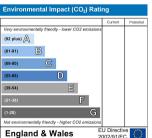
## **GROUND FLOOR** 1ST FLOOR CUPBOARD **BEDROOM** 9'0" x 6'0" 2.74m x 1.83m KITCHEN 9'0" x 7'0" 2.74m x 2.13m **BATHROOM** CUPBOARD LOUNGE/DINER BEDROOM 16'0" x 11'0" 11'0" x 8'0" 4.88m x 3.35m 3.35m x 2.45m White every attempt has been made to ensure the accuracy of the floorplan contained been, measurement of doors, wildows, room and any other terms are approximate and on responsibility it stain for any error modes, no more, contained the plan is for fluct after purposes, only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability of efficiency can be given. as to their operability of efficiency can be given.

## 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.







