



Connells

Briardale
Ware



Property Description

Connells offer for sale this GROUND FLOOR, ONE DOUBLE BEDROOM MAISONETTE requiring modernisation situated within this popular residential development within proximity of Ware Town Centre, Mainline Railway Station and Wodson Park Leisure Centre. The Maisonette is being offered with NO CHAIN and benefits from having a Private Front Entrance Door, Lounge/Diner, Kitchen and Bathroom. The property forms an allocated parking space. Please note the property has 53 years remaining on the lease and therefore is only available to cash buyers.

Entrance Hall

Entrance via double glazed door to Hallway - radiator, carpeted, multi pane wooden door leading to Lounge.

Lounge

15' 4" Max x 14' 11" Max (4.67m Max x 4.55m Max)

Double glazed bay window to rear aspect, radiator, carpeted, door to inner hallway, archway to Kitchen

Kitchen

7' 9" Max x 6' 7" Max (2.36m Max x 2.01m Max)

Range of wall and base mounted units with rolled edge work surfaces over, space for cooker with overhead extractor fan, space for washing machine and fridge. Open archway/serving hatch to Lounge.

Inner Hallway

Storage cupboard with radiator, carpeted, further radiator

Bedroom

11' x 9' 3" Max (3.35m x 2.82m Max)

Double glazed window to front aspect, radiator, carpeted.

Bathroom

Three-piece suite comprising of panel enclosed bath with overhead shower attachment, low level WC, pedestal wash hand basin, radiator, fully tiled walls.

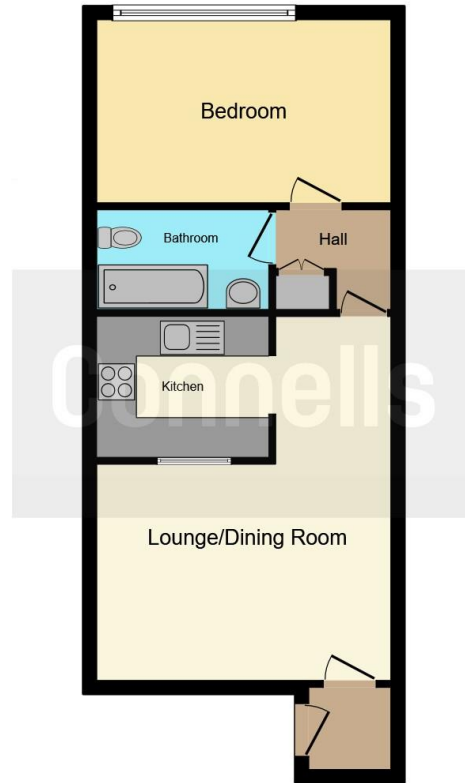
Exterior

Block paved steps leading to Entrance with shrub border. Outside storage cupboard housing boiler and meters.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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