



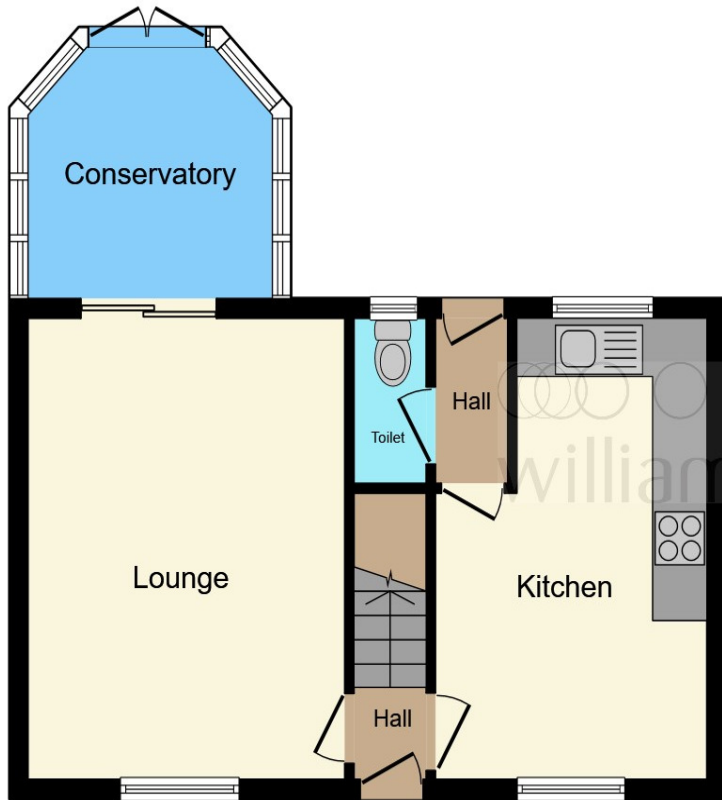
Canons Road, Ware SG12 0BN

welcome to

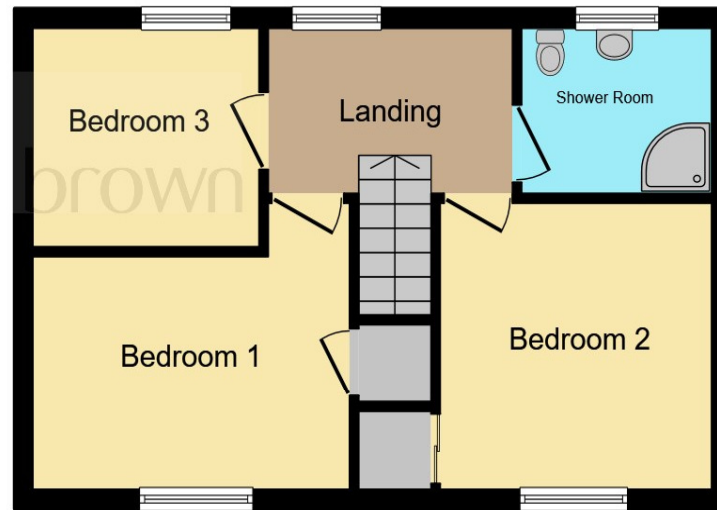
Canons Road, Ware

William H Brown are pleased to offer this three bedroom mid terrace family home. The property is located just a short walk from Ware town centre and Ware train station. On the ground floor you have a lounge, kitchen/diner, w.c and conservatory opening up to the large rear garden. On the first floor you have three good sized bedrooms and a family bathroom. Other benefits include double glazing, gas central heating and off street parking.





Ground Floor



First Floor

Lounge
15' 11" x 11' 4" (4.85m x 3.45m)

Kitchen
15' 11" x 10' 5" (4.85m x 3.17m)

Conservatory
9' 1" x 10' (2.77m x 3.05m)

Bedroom 1
11' 5" x 8' 1" (3.48m x 2.46m)

Bedroom 2
10' 5" x 9' 10" (3.17m x 3.00m)

Bedroom 3
8' 5" x 7' 9" (2.57m x 2.36m)

Shower Room
6' 10" x 5' 10" (2.08m x 1.78m)

Total floor area 78.4 sq.m. (843 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Canons Road, Ware

- Off Street Parking
- Downstairs WC
- First Floor Bathroom
- Conservatory
-

Tenure: Freehold EPC Rating: D

£400,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
WRE107009 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



01920 465411



Ware@williamhbrown.co.uk



80 High Street, WARE, Hertfordshire, SG12 9AT



williamhbrown.co.uk