



Cromwell Road, Ware SG12 7LH

welcome to

Cromwell Road, Ware

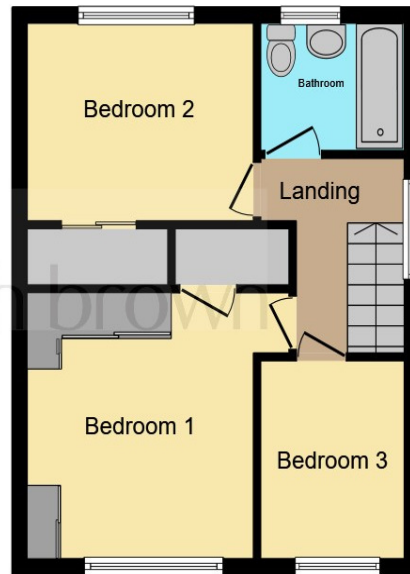
With NO UPWARD CHAIN is three bedroom end-terraced family home within walking distance of shops, amenities and mainline station

AGENTS NOTE - 'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'

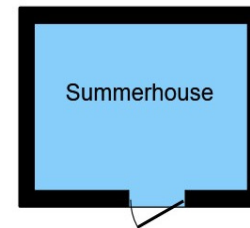




Ground Floor



First Floor



Outbuilding

Total floor area 125.4 sq.m. (1,349 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.

Cloakroom

8' 3" x 3' 7" (2.51m x 1.09m)

Living/dining Area

23' 2" x 11' 6" Max (7.06m x 3.51m Max)

Kitchen

11' x 8' (3.35m x 2.44m)

Conservatory

17' 5" x 7' 9" (5.31m x 2.36m)

Bedroom 1

11' 4" x 10' 5" (3.45m x 3.17m)

Bedroom 2

10' 7" x 10' 9" (3.23m x 3.28m)

Bedroom 3

6' 10" x 6' extending to 8' 6" (2.08m x 1.83m extending to 2.59m)

Bathroom

6' 7" x 5' 5" (2.01m x 1.65m)

Agent Notes

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- NO ONWARD CHAIN
- End-Terraced Family Home
- Three Bedrooms
- Full Width Double Glazed Conservatory
- Ground Floor Shower Room WC

Tenure: Freehold EPC Rating: C

guide price

£475,000



view this property online williamhbrown.co.uk/Property/WRE107062

Please note the marker reflects the
postcode not the actual property



Property Ref:
WRE107062 - 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



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