



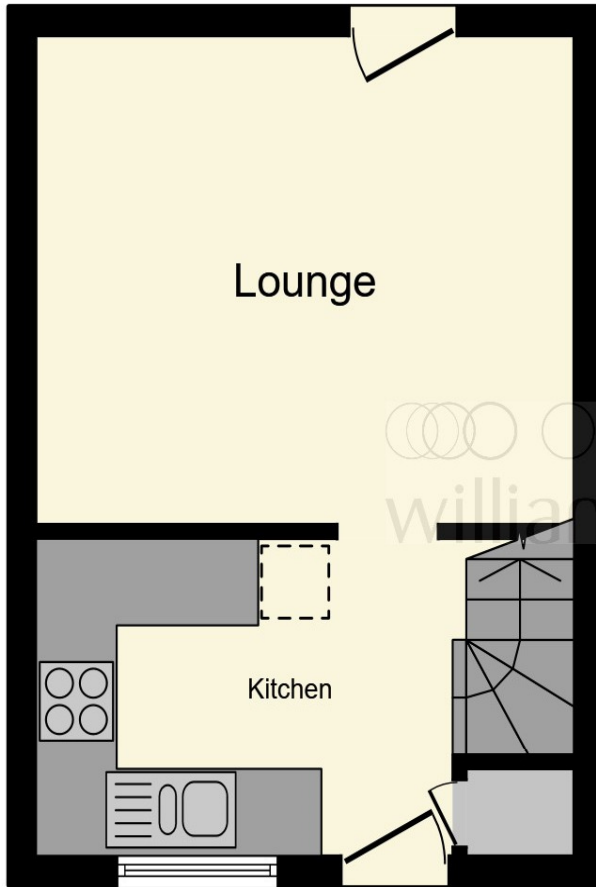
Holly Cottage High Street, Widford Ware SG12 8SR

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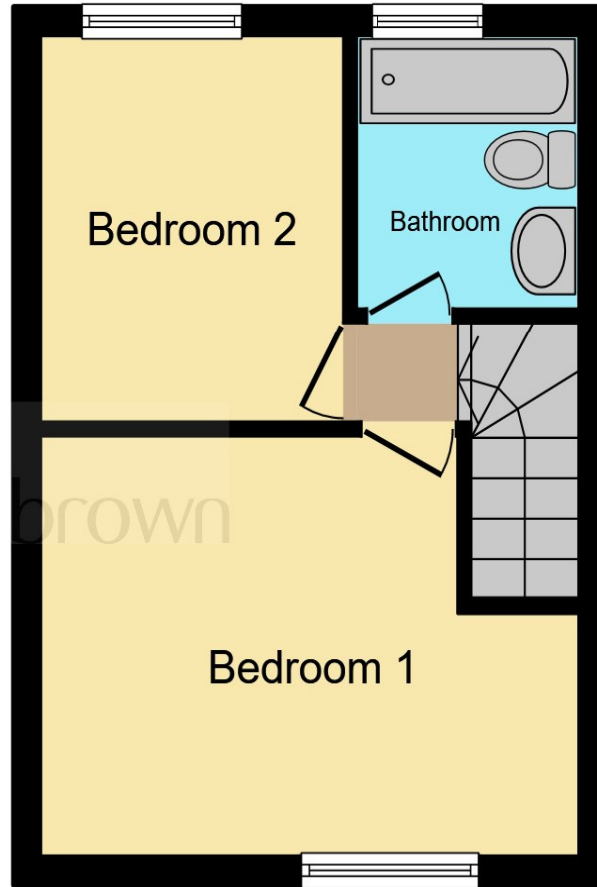
Holly Cottage High Street, Widford Ware

William h brown are pleased to offer for sale this exceptional two-bedroom semi-detached property situated in Widford a quiet village, yet being conveniently located close to transport links and a short drive to Ware Town Centre. The property comprises of a modern fitted kitchen and a lounge/dining room with access to the rear garden. The first floor offers two double bedrooms and a modern bathroom. Externally there is an overlooked rear garden and gated access providing access to parking area which provides parking for several vehicles. The property is being offered with NO UPWARD CHAIN.





Ground Floor



First Floor

Kitchen

7' 2" max x 7' 4" max (2.18m max x 2.24m max)

Lounge/Dining Room

13' 2" max x 11' 1" max (4.01m max x 3.38m max)

Bedroom 1

9' 2" Into Wardrobes x 13' 2" Into Wardrobes (2.79m Into Wardrobes x 4.01m Into Wardrobes)

Bedroom 2

8' 11" max x 7' 1" max (2.72m max x 2.16m max)

Bathroom

Total floor area 45.5 m² (490 sq.ft.) approx

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

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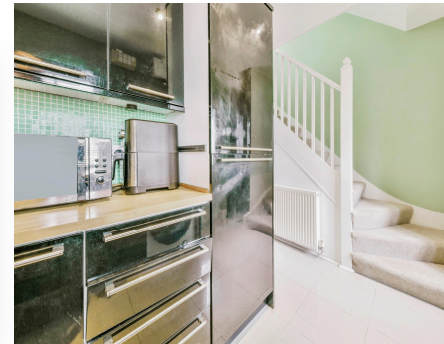
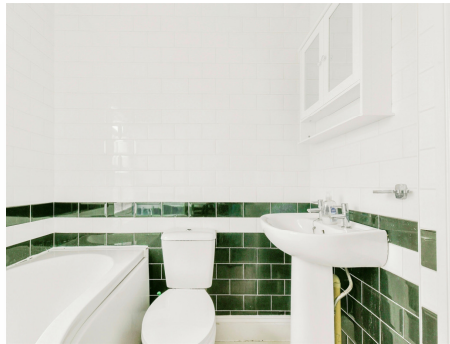
Holly Cottage High Street, Widford Ware

- Desirable village location
- NO UPWARD CHAIN
- Semi-Detached Property built in 2007
- Two Double Bedrooms
- Unoverlooked Rear Garden

Tenure: Freehold EPC Rating: B

guide price

£370,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107223



Property Ref:
WRE107223 - 0007

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. 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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