



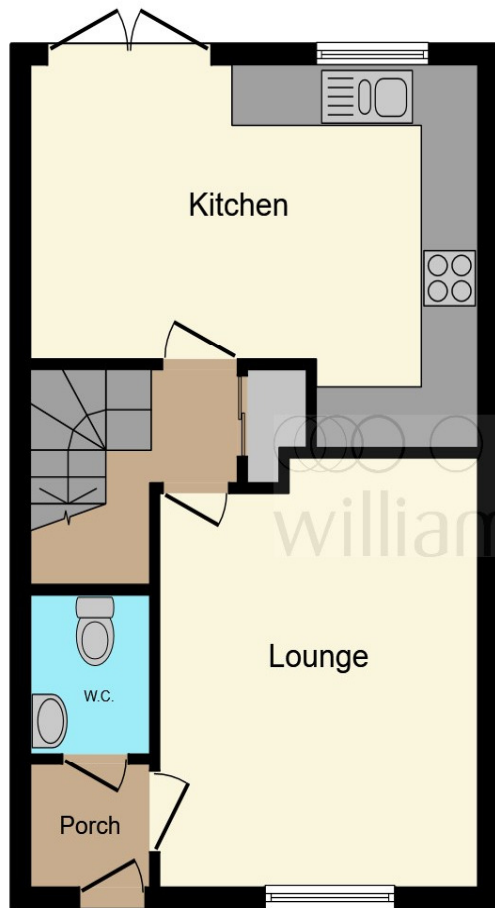
Lady Margaret Gardens, WARE SG12 7QB

welcome to

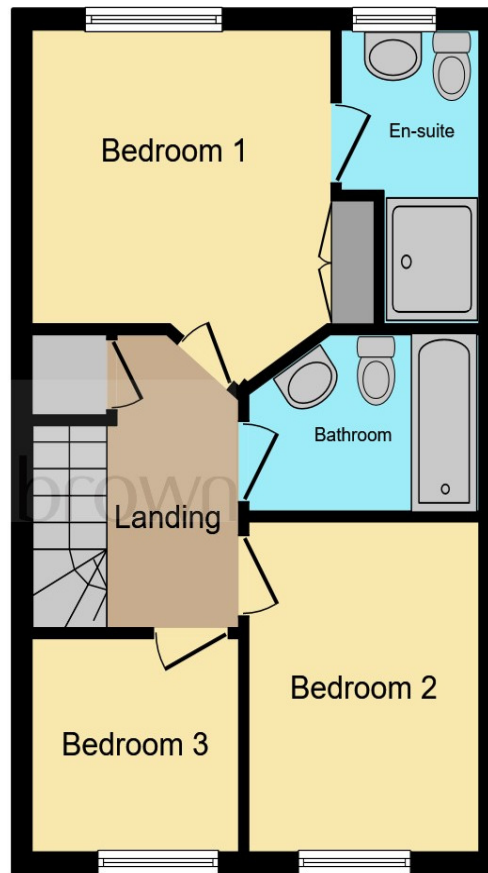
Lady Margaret Gardens, WARE

William h brown are delighted to offer for sale this recently redecorated three bedroom family home, situated within this modern development on the outskirts of Ware. The accommodation comprises of an entrance hall, ground floor cloakroom, sitting room, spacious fitted kitchen/dining room. To the first floor there are three bedrooms, with an en-suite to the master bedroom plus a family bathroom. Externally there is a low maintenance rear garden with gated rear access leading to a garage en bloc with parking for several vehicles. The property is being offered with NO UPWARD CHAIN and a viewing is highly recommended.





Ground Floor



First Floor

Entrance Hall

Ground Floor Cloakroom

Sitting Room

13' 11" Into Recess x 11' 10" Into Recess (4.24m Into Recess x 3.61m Into Recess)

Kitchen/Dining Room

15' 5" Max x 9' 5" (4.70m Max x 2.87m)

First Floor Landing

Bedroom 1

12' 1" Into Door Recess x 10' 4" Max to Front of Wardrobes (3.68m Into Door Recess x 3.15m Max to Front of Wardrobes)

En-Suite Shower Room

Bedroom 2

10' 7" x 8' 1" (3.23m x 2.46m)

Bedroom 3

6' 11" x 7' 2" (2.11m x 2.18m)

First Floor Landing

Total floor area 77.3 sq.m. (832 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

welcome to

Lady Margaret Gardens, WARE

- NO UPWARD CHAIN
- Redecorated throughout
- End of terrace family home
- Ground floor cloakroom
- Sitting room and fitted kitchen/dining room

Tenure: Freehold EPC Rating: C

offers in the region of

£450,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WRE107190](https://www.williamhbrown.co.uk/Property/WRE107190)



Property Ref:
WRE107190 - 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.



william h brown



01920 465411



Ware@williamhbrown.co.uk



80 High Street, WARE, Hertfordshire, SG12 9AT



williamhbrown.co.uk