



Crib Street, Ware SG12 9HG



welcome to

Crib Street, Ware

- NO UPWARD CHAIN
- LONG LEASE
- PRIVATE FRONT DOOR
- SITTING/DINING ROOM WITH ACCESS TO COMMUNAL GARDENS
- KITCHEN & BATHROOM

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£200,000

William h Brown are delighted to offer for sale this GROUND FLOOR MAISONETTE with PRIVATE FRONT DOOR, LONG LEASE, sitting/dining room with access to communal gardens, kitchen, bathroom and RESIDENTS PERMIT PARKING. The property is being offered with NO CHAIN. A viewing is highly recommended.



Entrance Hall

Kitchen

9' 10" into cupboard x 6' 4" max (3.00m into cupboard x 1.93m max)

Sitting/Dining Room

18' 1" x 10' 2" (5.51m x 3.10m)

Double Bedroom

20' 6" into door recess x 10' 1" max (6.25m into door recess x 3.07m max)

Bathroom

view this property online williamhbrown.co.uk/Property/WRE107298



Property Ref:

WRE107298 - 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 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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