



Gladstone Road, Ware SG12 0AG

welcome to

Gladstone Road, Ware

William h brown are pleased to offer for sale a two double bedroom end of terrace character cottage situated within approximately 0.4 miles from Ware town centre and being offered with NO UPWARD CHAIN. The property comprises of a sitting room, dining room, kitchen and lean to. To the first floor there are two double bedrooms and bathroom. Externally the property benefits from an unoverlooked rear garden and gated side pedestrian access. The property requires modernisation.





Ground Floor

First Floor

Sitting Room

13' 1" into chimney breast x 10' 11" max (3.99m into chimney breast x 3.33m max)

Dining Room

13' 2" into recess x 13' 1" into chimney breast (4.01m into recess x 3.99m into chimney breast)

Kitchen

6' 11" max x 5' 11" max (2.11m max x 1.80m max)

Lean To

7' 5" max x 5' 3" max (2.26m max x 1.60m max)

First Floor Landing

Bedroom 1

13' 2" into chimney breast x 10' 10" max (4.01m into chimney breast x 3.30m max)

Bedroom 2

13' 2" into chimney breast x 10' 5" max (4.01m into chimney breast x 3.17m max)

Bathroom

Total floor area 73.7 m² (793 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

Gladstone Road, Ware

- NO UPWARD CHAIN
- Two double bedroom end of terrace cottage
- Two reception rooms
- Kitchen and lean to
- First floor bathroom

Tenure: Freehold EPC Rating: D

£385,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WRE107176](https://www.williamhbrown.co.uk/Property/WRE107176)



Property Ref:
WRE107176 - 0003

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