



**Gladstone Road, Ware SG12 0AG**

**welcome to**

**Gladstone Road, Ware**

NO UPWARD CHAIN.... William h brown are pleased to offer for sale a two double bedroom, end of terrace, character cottage requiring modernisation. Two reception rooms, kitchen and lean to, unoverlooked rear garden.





### 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 m<sup>2</sup> (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](http://www.focalagent.com)

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## **Gladstone Road, Ware**

- NO UPWARD CHAIN
- END OF TERRACE COTTAGE
- Two reception rooms
- Kitchen and lean to
- First floor bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £385,000



Please note the marker reflects the postcode not the actual property

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



Property Ref:  
WRE107176 - 0007

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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](mailto:Ware@williamhbrown.co.uk)



80 High Street, WARE, Hertfordshire, SG12 9AT



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**