



Milton Road, Ware SG12 0QD

welcome to

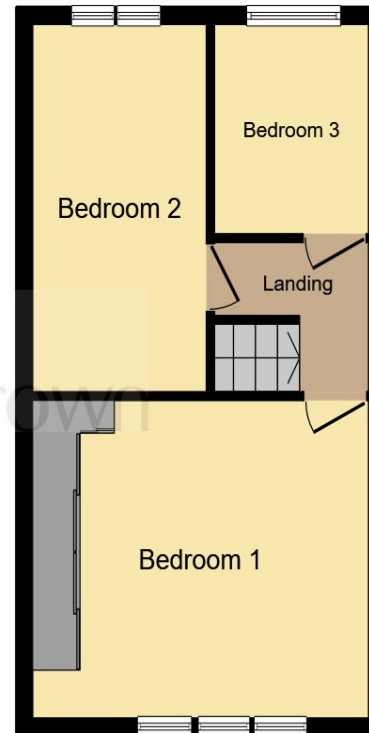
Milton Road, Ware

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details. Being offered with NO UPWARD CHAIN and situated in a quiet cul-de-sac location within the popular 'Kings Hill Development' we are delighted to offer for sale this three bedroom semi-detached family home. Accommodation comprises of an entrance hall, spacious sitting room, fitted kitchen, reception two/dining room and a re-fitted bathroom. To the first floor there are three bedrooms. Externally the rear garden is unoverlooked. The property further benefits a driveway to the front providing off street parking for two vehicles and a front garden laid to lawn. The property is also within walking distance of local shops and 'Kingshill' nursery and primary school. An internal viewing is highly recommended.





Ground Floor



First Floor

Entrance Hall

Sitting Room

13' 11" into chimney breast x 13' 6" (4.24m into chimney breast x 4.11m)

Dining Room/Reception 2

15' 4" x 7' 7" (4.67m x 2.31m)

Kitchen

11' 5" x 8' 1" (3.48m x 2.46m)

Bathroom

First Floor Landing

Bedroom 1

13' 11" x 12' (4.24m x 3.66m)

Bedroom 2

Bedroom 2

13' 11" x 7' (4.24m x 2.13m)

Bedroom 3

Bedroom 3

7' 9" x 6' 8" (2.36m x 2.03m)

Exterior

Rear Garden

Front Garden

Total floor area 82.5 m² (888 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

Milton Road, Ware

- NO UPWARD CHAIN
- SEMI-DETACHED FAMILY HOME
- 'KINGSHILL DEVELOPMENT'
- CUL-DE-SAC LOCATION
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

guide price

£490,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107518



Property Ref:
WRE107518 - 0004

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.

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