



**Watton Road, Ware SG12 0AD**

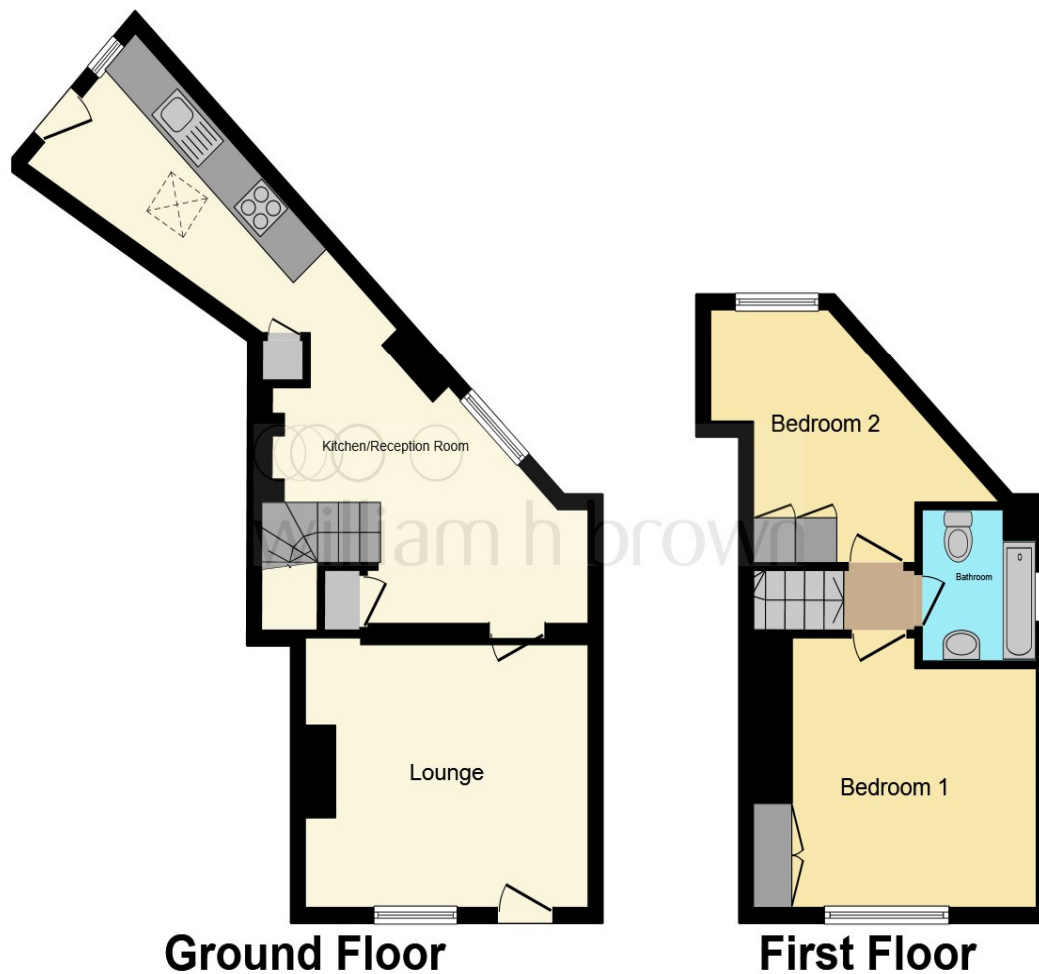


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## **Watton Road, Ware**

Being offered with VACANT POSSESSION is this two bedroom semi-detached cottage situated within easy reach of all local amenities including Ware High Street, two supermarkets and Ware railway Station serving London's Liverpool Street. The cottage itself offers two reception rooms, a fitted kitchen with access to the rear garden. On the first floor there are two double bedrooms and a bathroom. The cottage further benefits gas central heating via radiators. Externally the rear garden is unoverlooked.





## Accommodation Comprises

### Sitting Room

12' x 11' 1" Into Chimney Breast ( 3.66m x 3.38m Into Chimney Breast )

### Dining Room

12' 5" max x 9' 3" max ( 3.78m max x 2.82m max )

### Kitchen

16' 2" max x 5' 2" max ( 4.93m max x 1.57m max )

## First Floor Landing

### Bedroom 1

11' 9" Into Door Recess x 10' 9" To front of Wardrobes ( 3.58m Into Door Recess x 3.28m To front of Wardrobes )

### Bedroom 2

13' 6" max x 10' 5" max ( 4.11m max x 3.17m max )

## First Floor Bathroom

## Exterior

## Rear Garden

Total floor area 66.9 m<sup>2</sup> (720 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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## Watton Road, Ware

- VACANT POSSESSION
- SEMI-DETACHED COTTAGE
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- FIRST FLOOR BATHROOM

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£347,500**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WRE107571 - 0004

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