



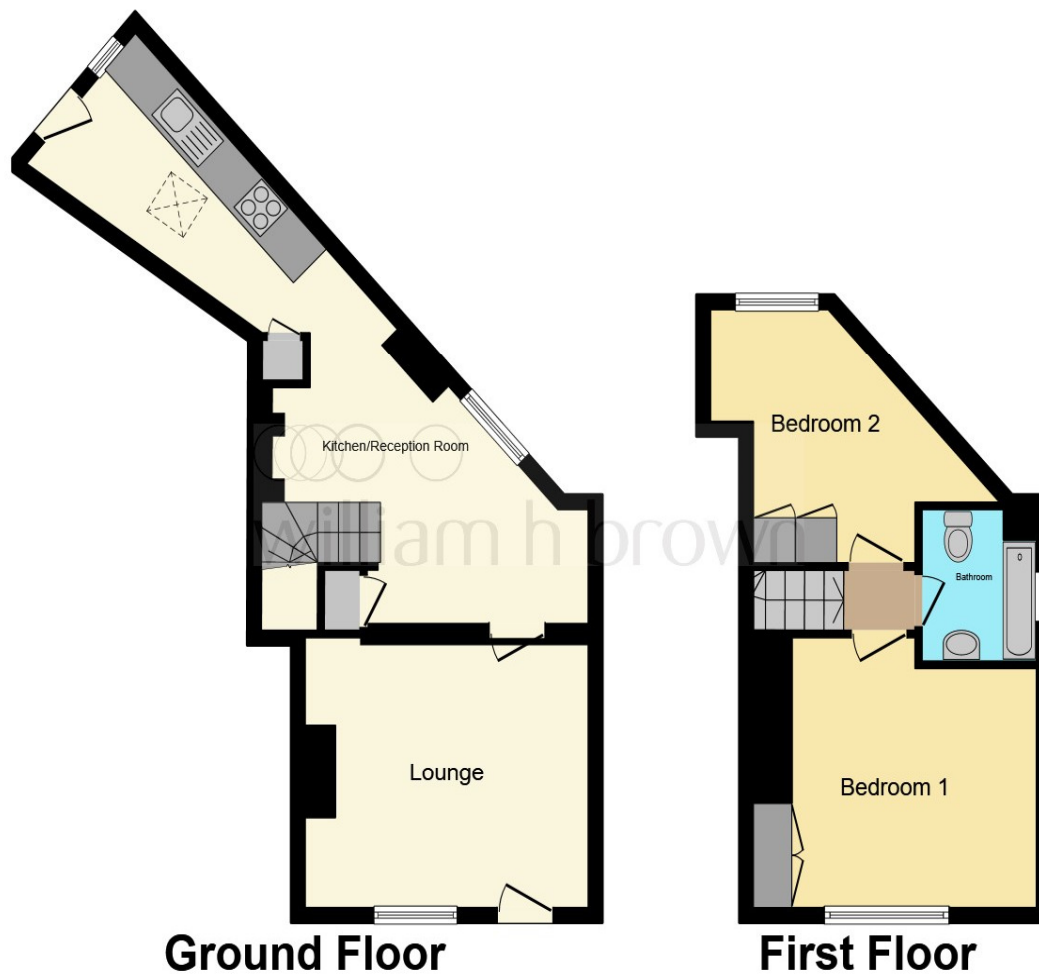
Watton Road, Ware SG12 0AD

welcome to

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 m² (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

welcome to

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

offers in excess of

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107571



Property Ref:
WRE107571 - 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.

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