



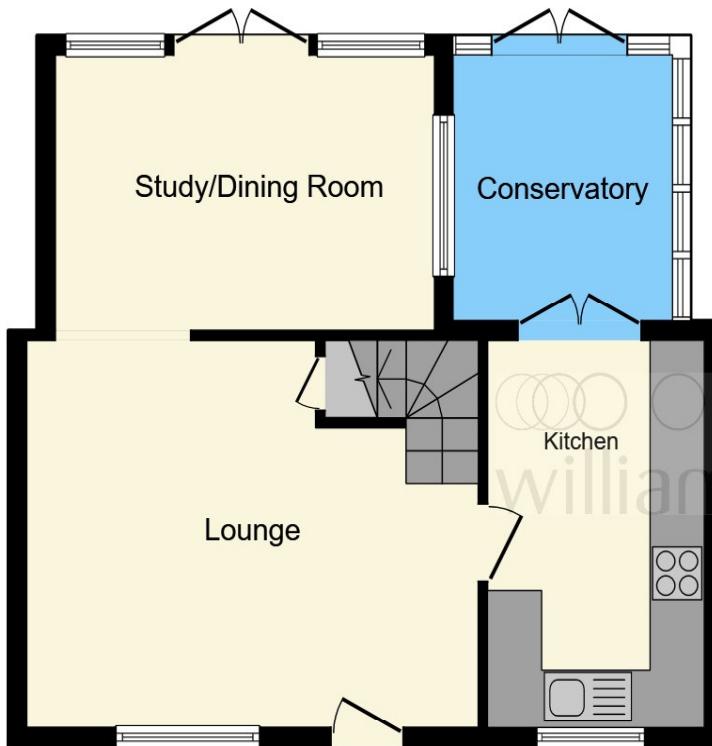
**Brook End, Wareside Ware SG12 7QD**

**welcome to**

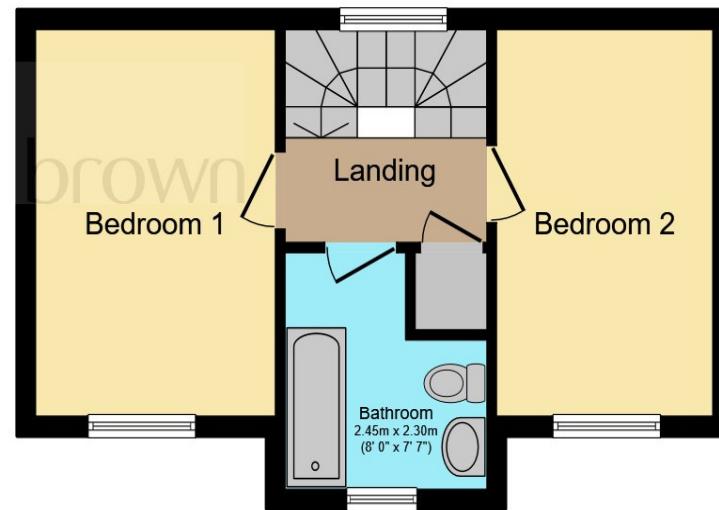
## **Brook End, Wareside Ware**

Offered with NO CHAIN & presented to the market is this charming and extended two-bedroom semi-detached mews house, nestled within a small, desirable development in the tranquil village of Wareside. The property benefits from 2 reception rooms and allocated parking.





**Ground Floor**



**First Floor**

Total floor area 81.5 m<sup>2</sup> (877 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)

**Main Front Entrance Door**

**Sitting Room**

16' 3" max x 13' max ( 4.95m max x 3.96m max )

**Reception/Dining Room**

13' 9" max x 8' 8" max ( 4.19m max x 2.64m max )

**Kitchen**

12' max x 7' 11" max ( 3.66m max x 2.41m max )

**Conservatory/Garden Room**

9' 1" max x 8' 2" max ( 2.77m max x 2.49m max )

**First Floor Landing**

**Bedroom 1**

13' max x 8' 7" max ( 3.96m max x 2.62m max )

**Bedroom 2**

13' max x 7' 11" max ( 3.96m max x 2.41m max )

**Bathroom**

**Exterior**

**Rear Garden**

**Allocated Parking**

welcome to

## Brook End, Wareside Ware

- NO CHAIN
- SEMI-DETACHED MEWS HOME
- PRIVATE DEVELOPMENT
- TWO RECEPTION ROOMS
- FITTED KITCHEN

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£400,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
WRE107647 - 0010

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