



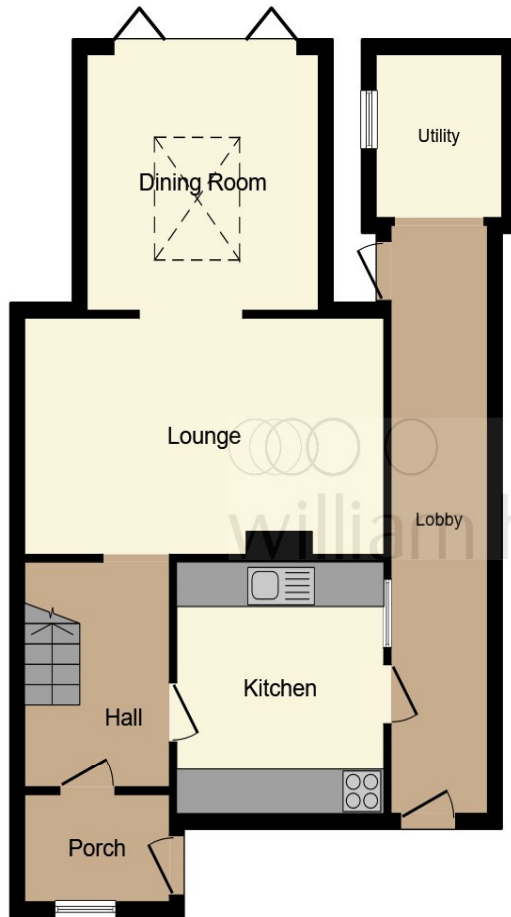
Cobham Road, Ware SG12 7HD

welcome to

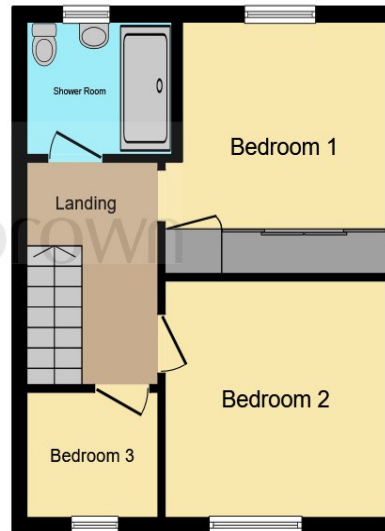
Cobham Road, Ware

This well-presented two/three-bedroom semi-detached family home offers a perfect blend of modern elegance and practical living space including a luxury kitchen with granite work surfaces, two reception rooms, covered lobby/utility room and a re-fitted shower room. NO CHAIN..





Ground Floor



First Floor

Total floor area 100.0 m² (1,076 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

Entrance Porch

Entrance Hall

Refitted Luxury Kitchen

15' 11" max x 11' 3" max (4.85m max x 3.43m max)

Attractive Sitting Room

15' 11" max x 11' 3" max (4.85m max x 3.43m max)

Dining Room

11' 8" max x 10' 11" max (3.56m max x 3.33m max)

Covered Lobby

First Floor Landing

Bedroom 1

10' 8" to front of wardrobes x 8' 10" max (3.25m to front of wardrobes x 2.69m max)

Bedroom 2

9' 9" max x 8' 10" max (2.97m max x 2.69m max)

Bedroom3/Dressing Room

5' 8" max x 6' 3" max (1.73m max x 1.91m max)

Refitted Shower Room

Exterior

welcome to Cobham Road, Ware

- TWO/THREE BEDROOM SEMI-DETACHED FAMILY HOME
- NO UPWARD CHAIN
- LUXURY KITCHEN WITH APPLIANCES
- LUXURY SHOWER ROOM AND FIXTURES
- TWO RECEPTION ROOMS

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

offers in the region of
£430,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WRE107659](https://www.williamhbrown.co.uk/Property/WRE107659)



Property Ref:
WRE107659 - 0011

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.

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



80 High Street, WARE, Hertfordshire, SG12 9AT



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