



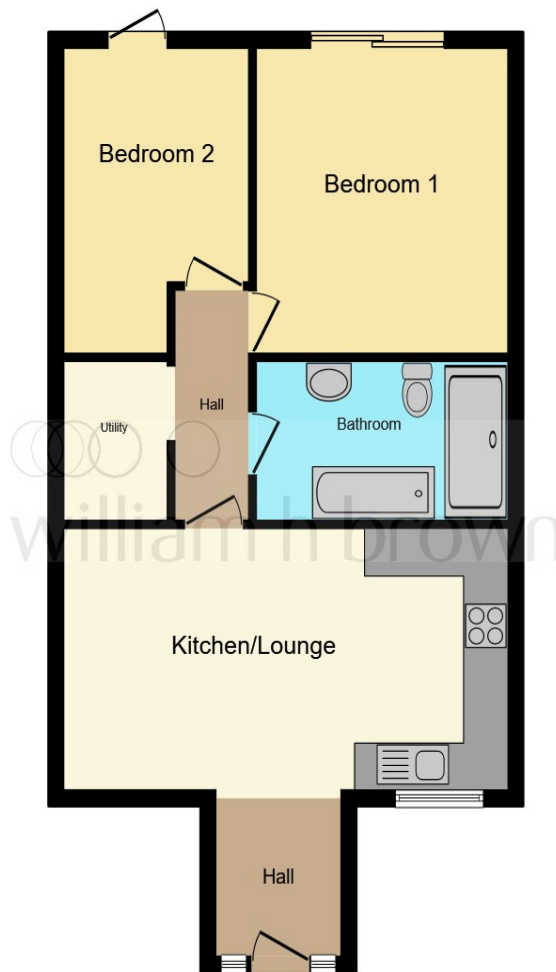
King George Road, WARE SG12 7DT

welcome to

King George Road, WARE

A Unique Two-Bedroom Home in a Cul-de-Sac Location being offered with NO UPWARD CHAIN, this charming two-bedroom residence offers a combination of modern comforts and practical living spaces with a PRIVATE REAR GARDEN & OFF STREET PARKING.





Total floor area 59.6 m² (642 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

Accommodation Comprises

Entrance Lobby

Sitting/Diner/Kitchen

19' 8" max x 10' 10" max (5.99m max x 3.30m max)

Kitchen Area

Sitting Area

Inner Lobby

Utility Room

Bedroom 1

12' 8" max x 10' 10" max (3.86m max x 3.30m max)

Bedroom 2

12' 10" Into Door Recess x 7' 10" (3.91m Into Door Recess x 2.39m)

Modern Bathroom

Exterior

Front Garden

Rear Garden

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- NO UPWARD CHAIN
- PRIVATE REAR GARDEN
- BLOCK PAVED DRIVEWAY
- FITTED KITCHEN WITH 'QUARTZ WORK SURFACES' & BUTLER SINK
- ATTRACTIVE SITTING AREA WITH LOG BURNER

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 497.52

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Mar 2005.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£325,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WRE107417](https://www.williamhbrown.co.uk/Property/WRE107417)



Property Ref:
WRE107417 - 0003

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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.



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