

EST. 1984



Jean Hennigan Properties

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**PAGE HILL,
WARE, HERTFORDSHIRE, SG12 0RZ.**



Situated within the sought after Page Hill development, this well presented one double bedroom, freehold home, offers deceptive accommodation and benefits from double glazed windows and parking for two vehicles.

Ware Town is but a short walk and offers a wide array of shops, public houses and eateries from around the globe, whilst Ware British Rail Station is also close to hand and provides fast and frequent access to our cities of commerce.

SUMMARY OF ACCOMMODATION

- *ENTRANCE LOBBY***
- *GOOD SIZE SITTING/DINING ROOM***
- *GOOD SIZE KITCHEN***
- *LANDING WITH DOUBLE CUPBOARD***
- *DOUBLE BEDROOM WITH FITTED WARDROBE***
- *QUALITY FITTED BATHROOM***
- *DOUBLE GLAZED UPVC WINDOWS***
- *ELECTRIC HEATING, GAS CONNECTED IF REQUIRED***
- *ALLOCATED PARKING/DRIVEWAY TO SIDE ***

A mahogany wood grain effect double glazed door affords access to:

ENTRANCE LOBBY *Coved ceiling, high level fuse board, oak flooring and double cupboard housing the electric meter. Archway to:*

SITTING/DINING ROOM *12'1 x 12' Staircase to first floor with timber handrail and deep recess beneath. Double glazed window to side with electric radiator below. Coved ceiling, oak flooring, TV and satellite points. Archway to:*



GOOD SIZE KITCHEN *12' x 5'7 Fitted with a range of black high gloss wall and base units with ample granite effect working surfaces and tiled splashbacks incorporating double bowl sink drainer unit. Recess with plumbing for washing machine, space for large fridge/freezer and electric fan assisted oven and grill with four ring hob and illuminated extractor canopy above. Double glazed window to side.*



FIRST FLOOR

LANDING *Range of fitted full height wardrobe cupboards with sliding mirrored doors, concealing the hot water cylinder with fitted immersion heater. Access to loft and panelled doors to bedroom and bathroom.*



DOUBLE BEDROOM *11'3 x 10' (to wardrobes) Double glazed window to front, fitted double wardrobe cupboard, electric radiator, telephone and satellite points.*

BATHROOM *6'3 x 5'10 Partly tiled in decorative ceramics with suite comprising; pedestal wash hand basin, low flush w.c. and oval panelled bath with independent thermostatically controlled power shower and glazed screen. Obscure double glazed uPVC window to side and chrome heated towel rail.*

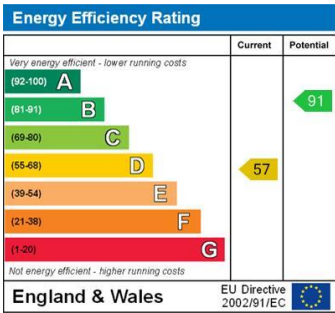
EXTERIOR

The property enjoys the use of a brindle block paved parking space with an adjoining shingled area which combined provides parking facilities for two vehicles.

COUNCIL TAX BAND. C

PRICE: £280,000 FREEHOLD

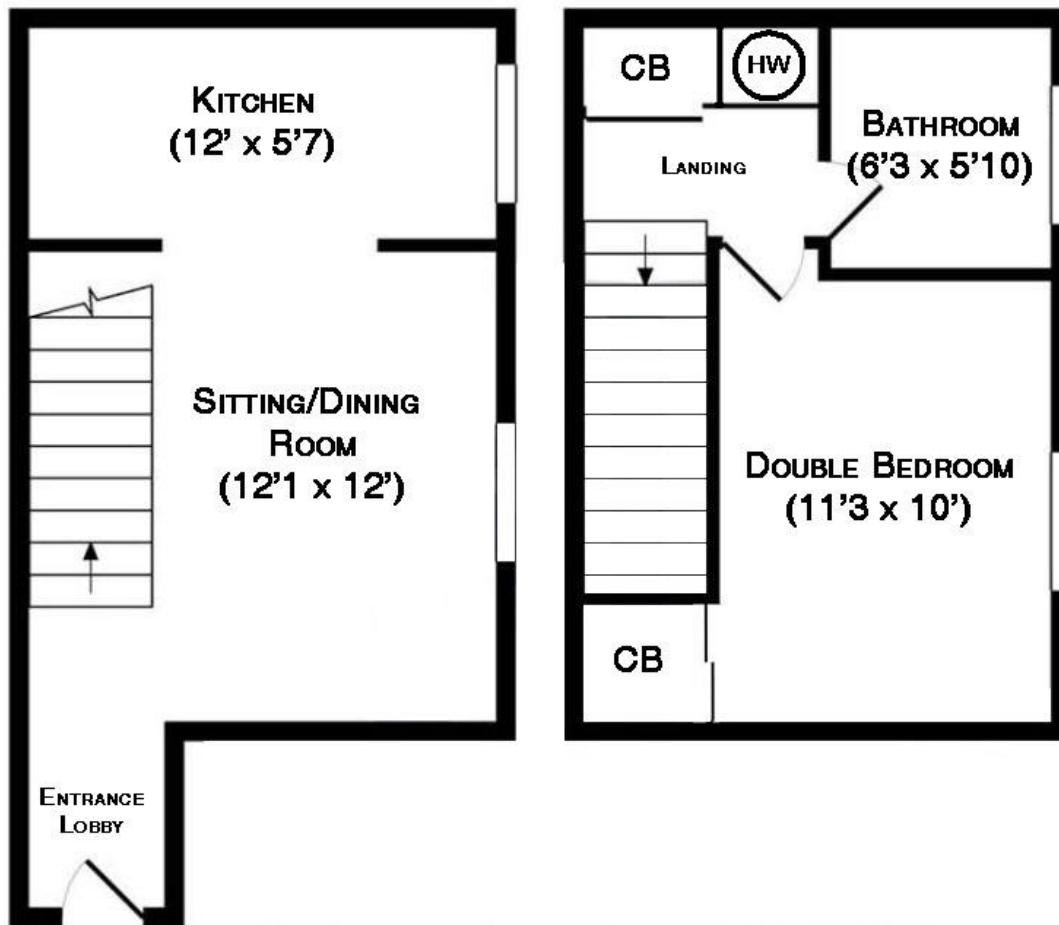
Energy Performance Graph



The full Energy Performance Certificate can be viewed at our office or a copy can be requested by email

Floorplan

This drawing is not to scale and should be be used for observational purposes only



Ground Floor

First floor

Redress Scheme: - The Property Ombudsman - www.tpos.co.uk



VIEWING: By appointment with Owners Sole Agents -
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055

Important Note One: To conform with the new E.C. Money Laundering Directive, purchasers are now required to provide photographic identification in the form of a passport or drivers license together with a copy of a recent utility bill. We would recommend that perspective purchasers have these documents available to save any delay, when a sale is agreed.

Important Note Two: These sales particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective purchaser(s) must make their own enquiries regarding such matters. Det2612

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