

shepherds

A better home  
moving experience



## 1 Millbrook Court

Ware, SG12 7JN

Price Guide £350,000



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Front door into:

## Entrance Hall:

Radiator, storage cupboard with double doors and doors to:

## Cloakroom:

Opaque UPVC double glazed window to side, pedestal wash hand with tiled splash back, low level WC and radiator.

## Living Room:

16'9 x 13'10 (5.11m x 4.22m)

UPVC double glazed windows to rear and French doors into communal garden, two radiators.

## Kitchen:

10'9 x 6'9 (3.28m x 2.06m)

Dual UPVC double glazed windows to front, fitted with a range of contemporary style base and wall units with contrasting work surfaces over incorporating single drainer stainless steel sink unit with mixer tap, built in stainless steel double oven with separate electric hob and stainless steel extractor hood over, integrated appliances to include washer dryer, slimline dishwasher and fridge freezer, cupboard housing combination gas boiler and tiled splash backs.

## Bedroom One:

14'10 x 11'1 (4.52m x 3.38m)

UPVC double glazed window to rear and French doors into communal garden, radiator and built in wardrobes.

## Bedroom Two:

10'7 x 9'0 (3.23m x 2.74m)

UPVC double glazed window to front and radiator.

## Bathroom:

9'0 x 5'8 (2.74m x 1.73m)

Extensively tiled walls and fitted with a white three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer shower over, extractor, chrome heated towel rail and recessed spot lights.

## Communal Garden:

Attractive communal garden with paved patio seating area accessed directly from the property and steps leading to a raised lawn which is walled to rear and enclosed by pane fencing. Pedestrian gated side access to front.

## Driveway:

Driveway to front providing off street parking for one car.

## Tenure:

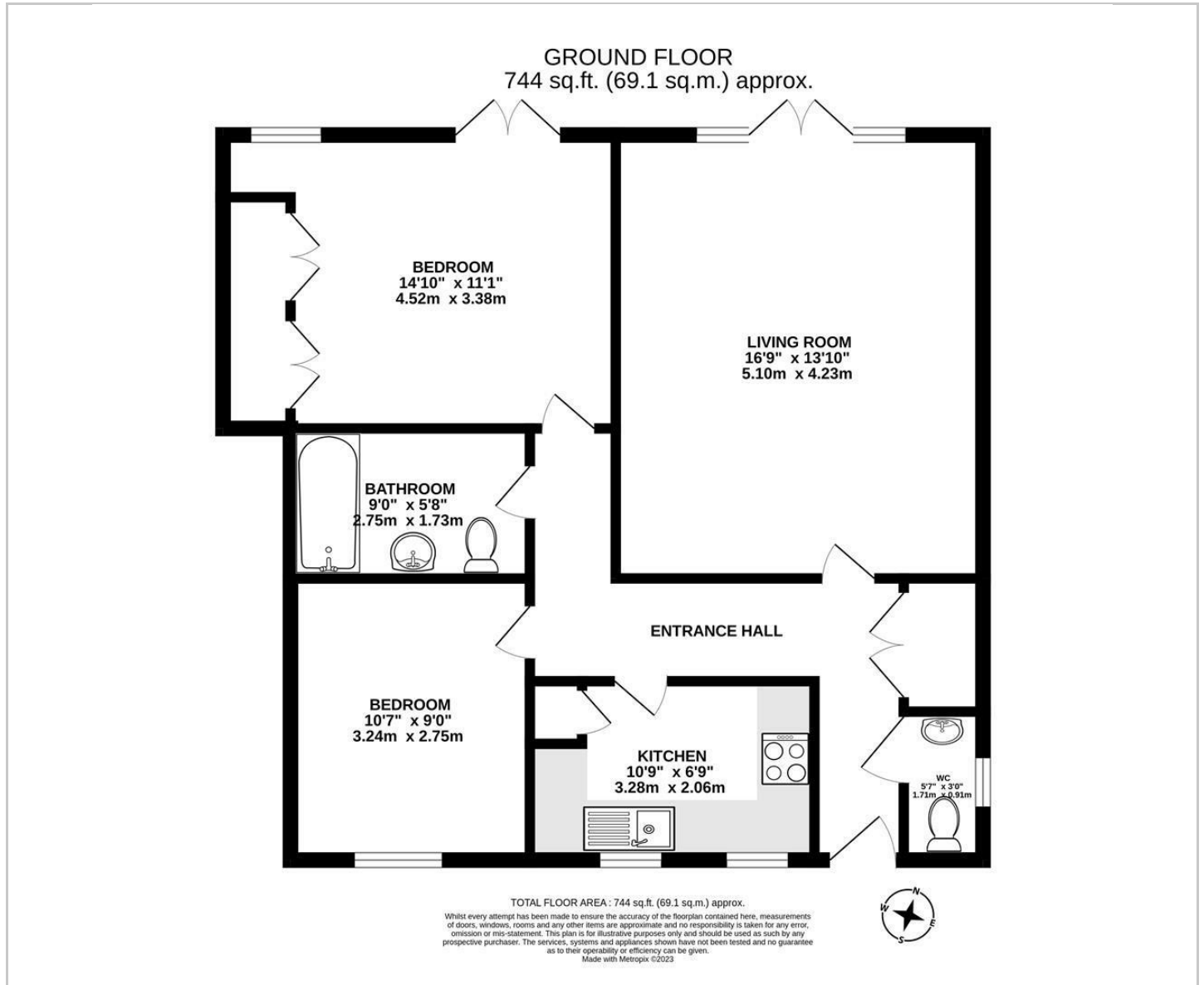
Leasehold - 102 years remaining

Service Charge - £1,116.76pa

Ground Rent - £576.26pa



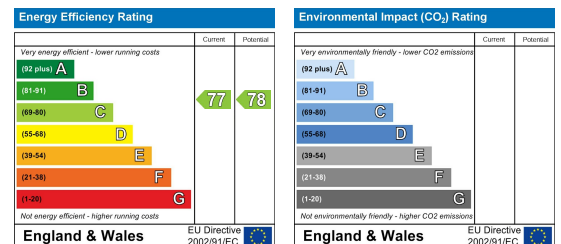
## Floor Plan



## Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Performance Graph



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