



Shepherds
Property Sales & Lettings

Cambridge Road | Thundridge | SG12 0SU | £425,000



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A modern 3 bedroom terraced house to the North of Ware in a popular village called Thundridge. The accommodation comprises of a generous hallway with stairs to the first floor and doors leading to the kitchen, cloakroom and living/dining room. The cloakroom is fitted with a low level w.c. and a wash hand basin. To the front of the property is a kitchen and to the rear is the living/dining room with doors and window to the rear garden.

Upstairs the main bedroom has a fitted wardrobe and an en-suite shower room. There are two other bedrooms and a family bathroom.

Externally there is a small garden and to the rear there is an easy maintenance garden with a gate leading to the parking space. The property will be sold CHAIN FREE and benefits from gas central heating and double glazing.

Services Connected

The property has Mains Gas, Mains Electric, Mains Water and Mains Sewage. Service Charge for the Private development £571.62 (2021/2022)

- Modern Terraced House
 - Chain Free
 - Kitchen
- 3 Bedrooms
 - Gas Central Heating
 - Parking
- 2 Bathrooms
 - Living Room
 - Double Glazing



Entrance Hall	Bedroom Two
Cloakroom	11'9 x 8'9
Kitchen	Bedroom Three
9'6 x 7'9	9'11 x 7'1
Living/ Dining Room	Bathroom
17'3 x 16'1	7'2 x 6'3
Landing	Exterior
Bedroom One	Front Garden
13'5 x 8'8 + wds	Rear Garden
En-Suite Shower	Parking Space
8'8 x 3'3	



Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

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Tenure :
Council:
Tax Band:

Freehold
East Herts
D



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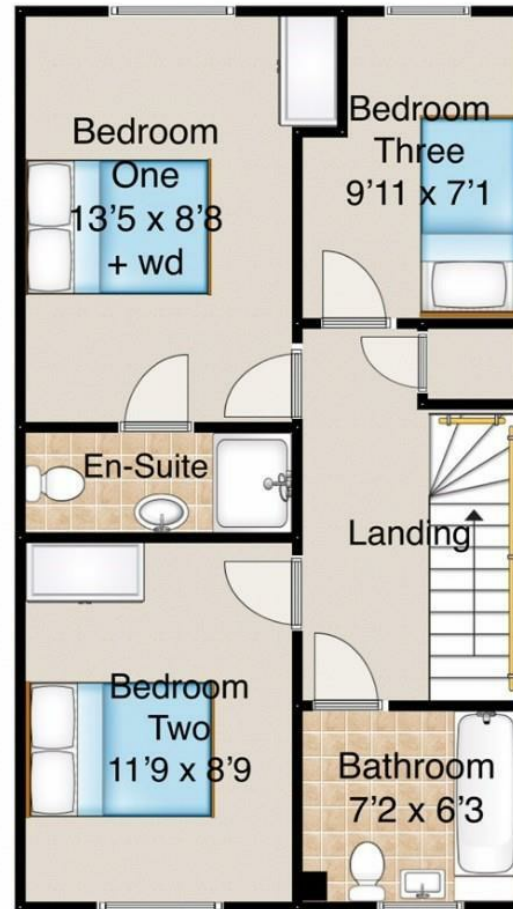
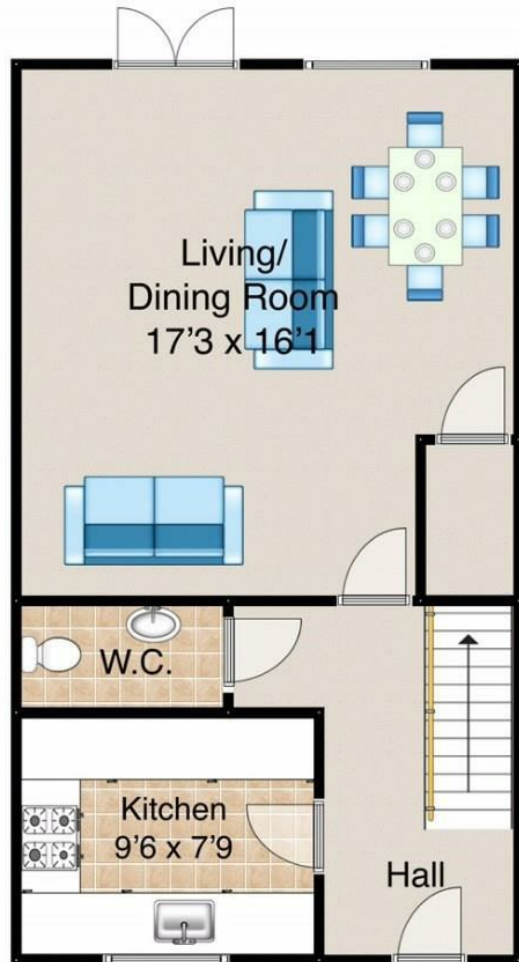


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Eleanor's Close, Cambridge Road Thundridge



Parking Space

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FINE & COUNTRY

