



HUNTERS[®]
HERE TO GET *you* THERE

Briardale, Ware | Asking Price £224,995
Call us today on 01920 872500



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	77
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

*****LONG LEASE***CHAIN FREE*****Located in the charming area of Briardale, Ware, this delightful one-bedroom maisonette offers a perfect blend of comfort and convenience. Spanning an area of 438 square feet, this property is ideal for individuals or couples seeking a cosy home in a tranquil setting.

Upon entering, you are welcomed into a Hallway which leads to a well-proportioned Living room, which serves as a versatile space for relaxation and entertaining. The layout is thoughtfully designed to maximise the use of space. The maisonette features a well-appointed bathroom, designed with modern fixtures.

One of the standout features of this property is the availability of parking for one vehicle, a valuable asset in this area. This convenience allows for easy access and peace of mind, particularly for those who rely on a car for commuting or leisure.

Briardale is in close proximity to local amenities, including shops, Wodson Park and transport links, making it an excellent location for both work and leisure. This maisonette presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after area. Whether you are a first-time buyer or looking to downsize, this property is well worth considering.

ENTRANCE HALL

LIVING ROOM
14'11" x 12'10"
Bow window to front aspect, laminate flooring. Papered & painted walls. Radiator. Access to;

INNER HALLWAY
Laminate flooring, Papered walls. Access to;

KITCHEN
9'2" x 7'5"
Range of matching wall and base units finished in white. wood effect work surface. Stainless sink drainer. Space for appliances. Window to side aspect.

BATHROOM
Tiled Bathroom with white suite comprising low level WC, wash basin with vanity unit and panel bath with shower over;

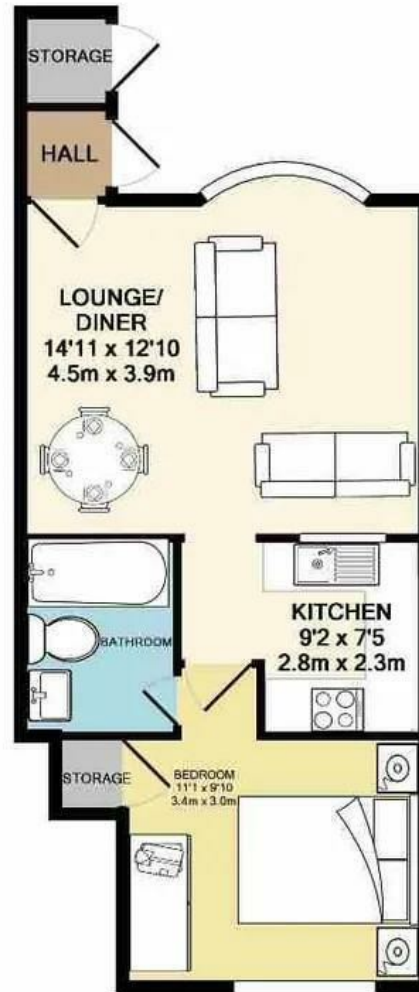
BEDROOM
11'1" x 9'10"
Painted walls, carpet flooring. Built in over bed Cupboard unit. Storage Cupboard. Window to rear aspect;

OUTSIDE
Lawned area to front

Parking adjacent to property

AGENTS NOTE:

We are advised by the vendors of the following;
Ground Rent £200 P/A
Buildings Insurance £200 P/A approx
Lease Length over 140 years



TOTAL APPROX. FLOOR AREA 438 SQ.FT. (40.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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