

# Lanes

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**108 Cromwell Road, Ware, SG12 7LH**

**Offers In Excess Of £375,000**

Welcome to this charming end terrace house located on Cromwell Road in Ware. This delightful property was recently refurbished and boasts a spacious reception room, open plan kitchen, perfect for entertaining guests or relaxing with your family. There is also a family bathroom and two generously sized bedrooms. Externally there is a large and well kept garden accessing your own Garage. This could be changed into a driveway STPP.

Situated in a desirable and popular location, just moments from Ware Train station and town centre this property offers the perfect blend of comfort and convenience. Whether you're looking to unwind in the peaceful surroundings of Ware or explore the vibrant local amenities, this property should be viewed ASAP.



### Lounge / Dining Area

16'5 max x 10'8 max (5.00m max x 3.25m max)

### Bedroom

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

### Bedroom

12'9 x 15 (3.89m x 4.57m)

### Garage

16'1 x 8 (4.90m x 2.44m)

### Storage

10 x 4'11 (3.05m x 1.50m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		68	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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#### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



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