

THOMAS CHILDS & CO

ESTATE AGENTS

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Detached Cottage with Separate Garage

Short Walk to Presdales School

Short Walk to Ware Train Station

Close to Ware Town Centre

Off Street Parking

Elevated Private Garden with Great Views

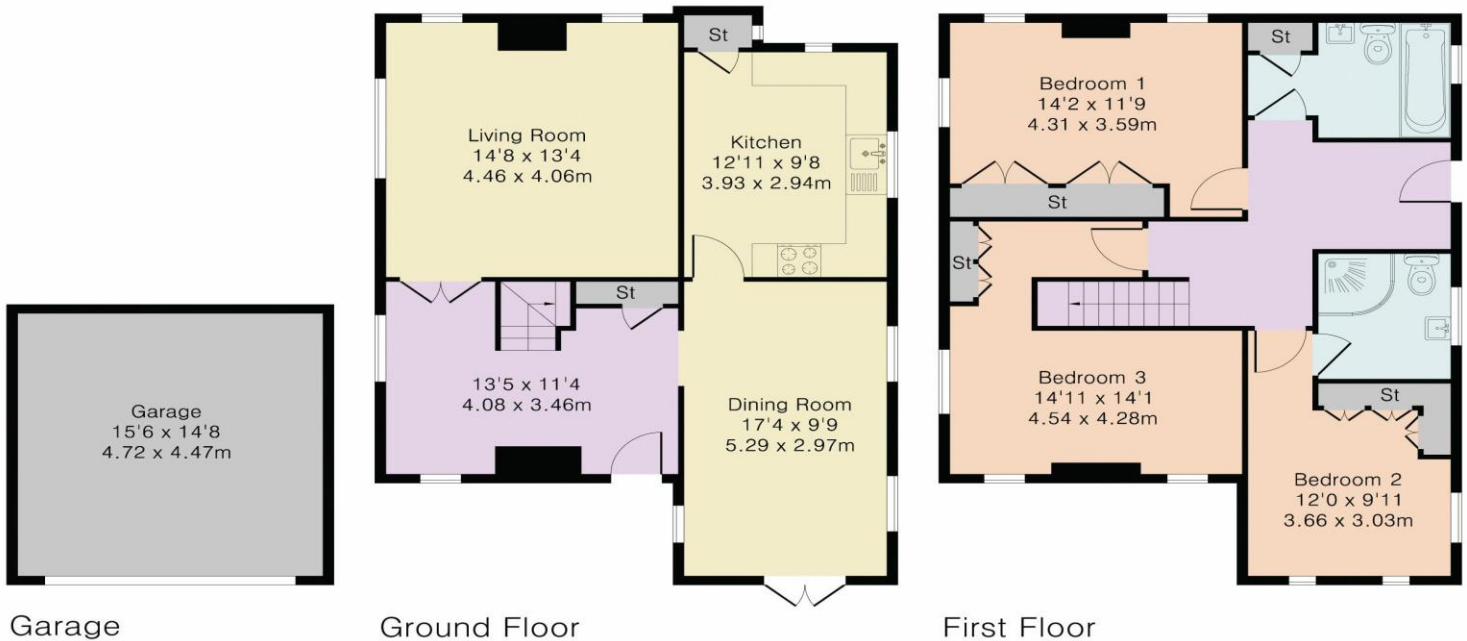


Rose Cottage 18 Hoe Lane
Ware, SG12 9NU

Guide Price £799,995

Thomas Childs & Co are delighted to bring to market this three double bedroom detached cottage situated on Hoe Lane on the favoured South side of Ware. Rose Cottage benefits from a driveway and detached garage, along with delightful elevated gardens with far reaching views over the surrounding area. The accommodation comprises briefly on the ground floor of, a large entrance hallway with feature fireplace, an understairs WC, a good size sitting room, dining room and kitchen breakfast room, which provides additional access to the areas outside. The first floor has three double bedrooms, one with en-suite shower room and a good size family bathroom. This floor also provides access to the garden. Outside the driveway provides off street parking for a number of cars, along with the detached garage. The rear garden is mostly laid to lawn and has a large decked area ideal for entertaining or relaxing outside. the views from the top of the garden extend for miles and are a particular feature of this home. Rose Cottage is within close proximity of Presdales School and is equally a short walk to the train station and Ware town centre with its variety of shops, bars and restaurants. Viewings by appointment only

Approximate Gross Internal Area 1614 sq ft – 150 sq m
 Ground Floor Area 689 sq ft – 64 sq m
 First Floor Area 698 sq ft – 65 sq m
 Garage Area 227 sq ft – 21 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy performance certificate (EPC)

18 Hoe Lane WARE SG12 9NU	Energy rating E	Valid until: 24 June 2032
		Certificate number: 0390-2314-9160-2722-6701

Property type	Detached house
Total floor area	130 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.