



Great Re-Model Opportunity

Currently a Large 3 Bedroom House

Large Front and Rear Garden

Detached Set Back House with Extension Potential (STPP)

Large Garage unit with Potential roof Extension

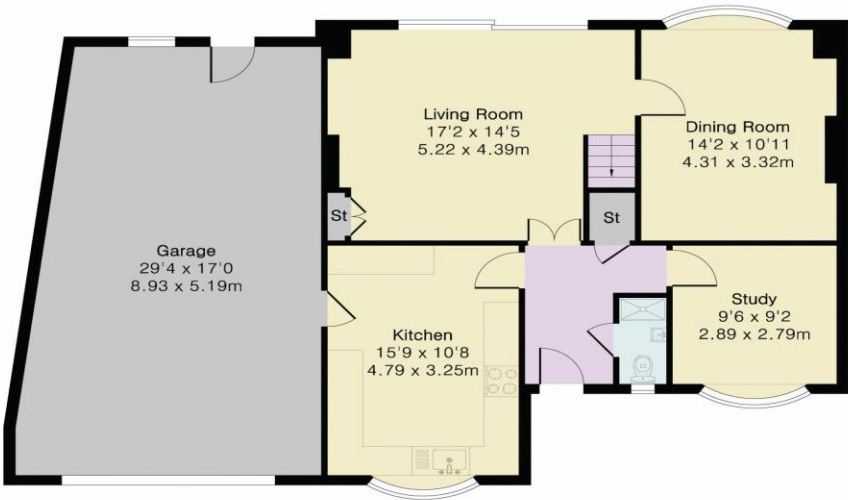


27 Gypsy Lane
Ware, SG12 9RL

Guide Price
£1,050,000

CHAIN FREE, RE-MODEL OPPORTUNITY Thomas Childs & Co are excited to launch this fabulous detached house that is in need of modernisation and extending (subject to planning permissions) The house is set back on Gypsy Lane and boasts a lovely driveway and large front mature garden. The property is currently configured as three receptions, kitchen, large garage (ideal for making into living space STPP) and W.C. the first floor offers there large bedrooms and a family bathroom. The property has been lovingly cared for, for many years and now is in search for a new family to realise its full development potential. The front and rear gardens are mature and very lovely. There is a large driveway and a large storage unit to the right hand side of the house. Please contact Thomas Childs & Co on 01992 721 321 to arrange a viewing. Viewings strictly by appointment only.

Approximate Gross Internal Area 1770 sq ft - 164 sq m
Ground Floor Area 1231 sq ft – 114 sq m
First Floor Area 539 sq ft – 50 sq m



First Floor

Ground Floor



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)

27 Gypsy Lane Great Amwell WARE SG12 9RL	Energy rating E	Valid until: 23 May 2035
		Certificate number: 2777-3050-5205-4605-7204

Property type Detached house

Total floor area 121 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.](#)

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.