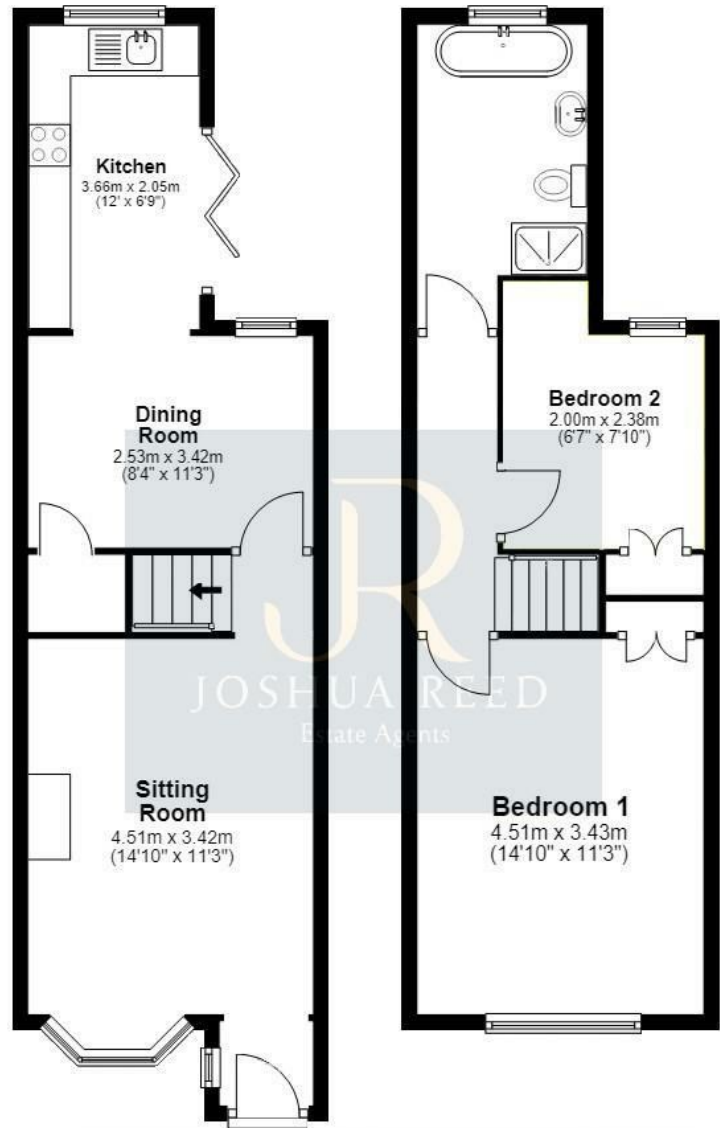


2 Bed House - End Terrace
located in

JR
JOSHUA REED
Estate Agents

71 Star Street
Ware
SG12 7AQ



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.

£479,995

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SUMMARY

A magnificent two bedroom Victorian cottage that has been completely renovated and restored from top to bottom, combining the perfect blend of contemporary and character. The property features a brand new fully integrated kitchen with bi-fold doors leading out to the garden, two good size reception rooms, underfloor heating, new combi boiler, two double bedrooms, new carpets and a stunning four piece bathroom suite.

Externally, features a nice size rear garden with freshly laid lawn and patio, useful side access and new resin laid to the front. The property is nicely situated just a short walk from Ware High Street and Ware Train Station servicing Tottenham Hale and London Liverpool Street.

Contact Joshua Reed Estate Agents for more information and to arrange a viewing.

DIRECTIONS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	