

**Station Road, Puckeridge Ware SG11 1SN**

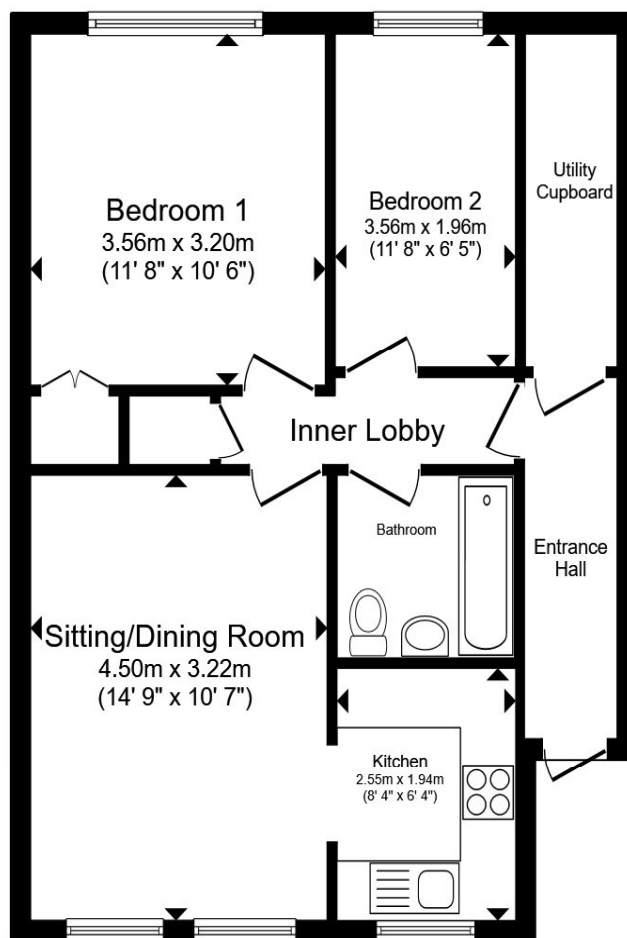


*welcome to*

## **Station Road, Puckeridge Ware**

A beautifully presented and recently refurbished two-bedroom ground floor maisonette, boasting its own private entrance and situated in the highly desirable Station Road, Puckeridge. The village of Puckeridge offers a comprehensive range of local amenities.





Total floor area 55.0 m<sup>2</sup> (592 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## Accommodation Comprises:

**Private Front Entrance Door To**

**Entrance Hall:**

**Inner Lobby:**

**Sitting/Dining Room:**

14' 9" max x 10' 7" max ( 4.50m max x 3.23m max )

**Re-Fitted Kitchen:**

8' 4" max x 6' 5" max ( 2.54m max x 1.96m max )

**Bedroom 1**

11' 8" max x 10' 6" max ( 3.56m max x 3.20m max )

**Bedroom 2**

11' 8" max x 6' 5" max ( 3.56m max x 1.96m max )

**Modern Bathroom:**

**Exterior**

**Garage En-Bloc:**

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## **Station Road, Puckeridge Ware**

- FULLY REFURBISHED GROUND FLOOR MAISONNETTE
- PRIVATE FRONT DOOR
- ENTRANCE HALL & ENTRANCE LOBBY
- SITTING/DINING ROOM
- RE-FITTED KITCHEN WITH QUARTZ WORK SURFACES

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: 1092.00

Ground Rent: 396.00

This is a Leasehold property with details as follows; Term of Lease 100 years from 29 Sep 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£260,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WRE107742](https://www.williamhbrown.co.uk/Property/WRE107742)



Property Ref:  
WRE107742 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01920 465411**



[Ware@williamhbrown.co.uk](mailto:Ware@williamhbrown.co.uk)



80 High Street, WARE, Hertfordshire, SG12 9AT



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**