



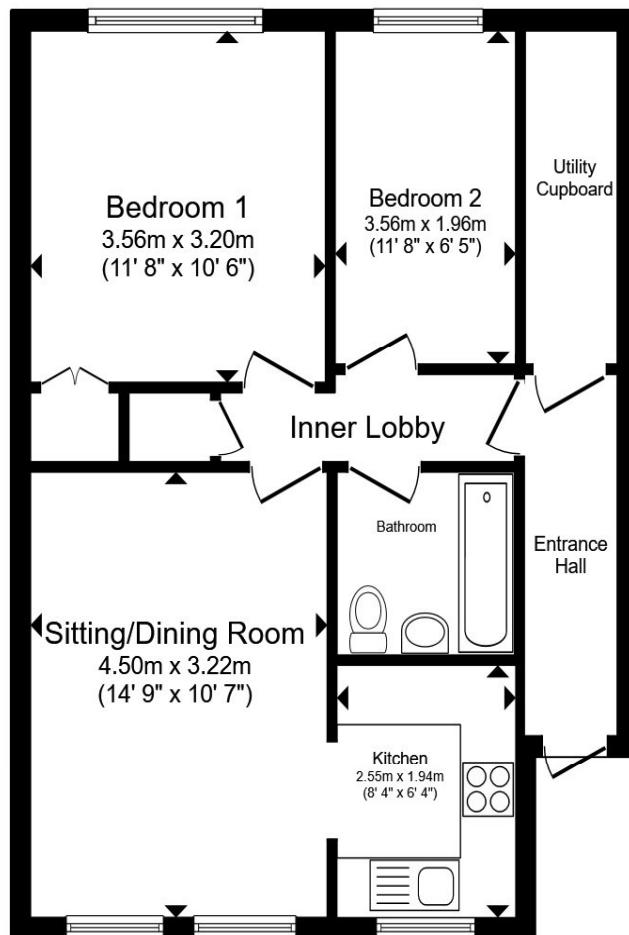
Station Road, Puckeridge Ware SG11 1SN

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 m² (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

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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- FULLY REFURBISHED GROUND FLOOR MAISONETTE
- 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

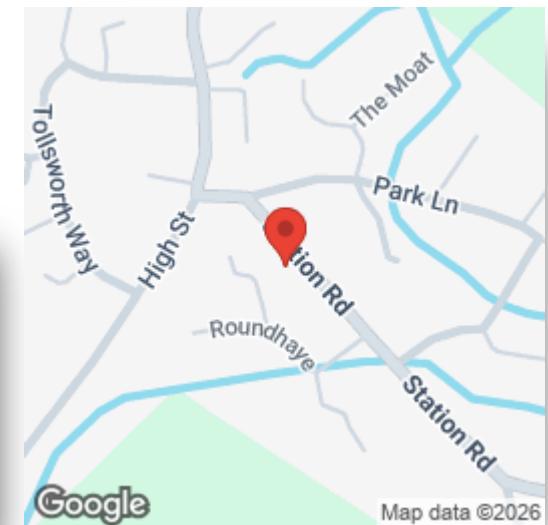
This is a Leasehold property with details as follows; Term of Lease 100 years from 29 Sep 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£260,000



view this property online williamhbrown.co.uk/Property/WRE107742



Please note the marker reflects the postcode not the actual property



Property Ref:
WRE107742 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 william h brown



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