

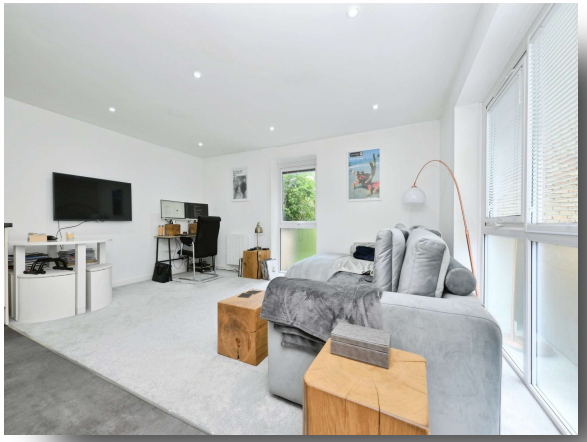
Wells Yard, Ware, SG12 9AS

william h brown

welcome to

Wells Yard, Ware

An immaculately presented ground floor maisonette, situated within the heart of Ware's historic town centre. With many amenities and mainline station on your doorstep, the property further benefits from spacious rooms throughout, allocated parking and long lease. A must view!



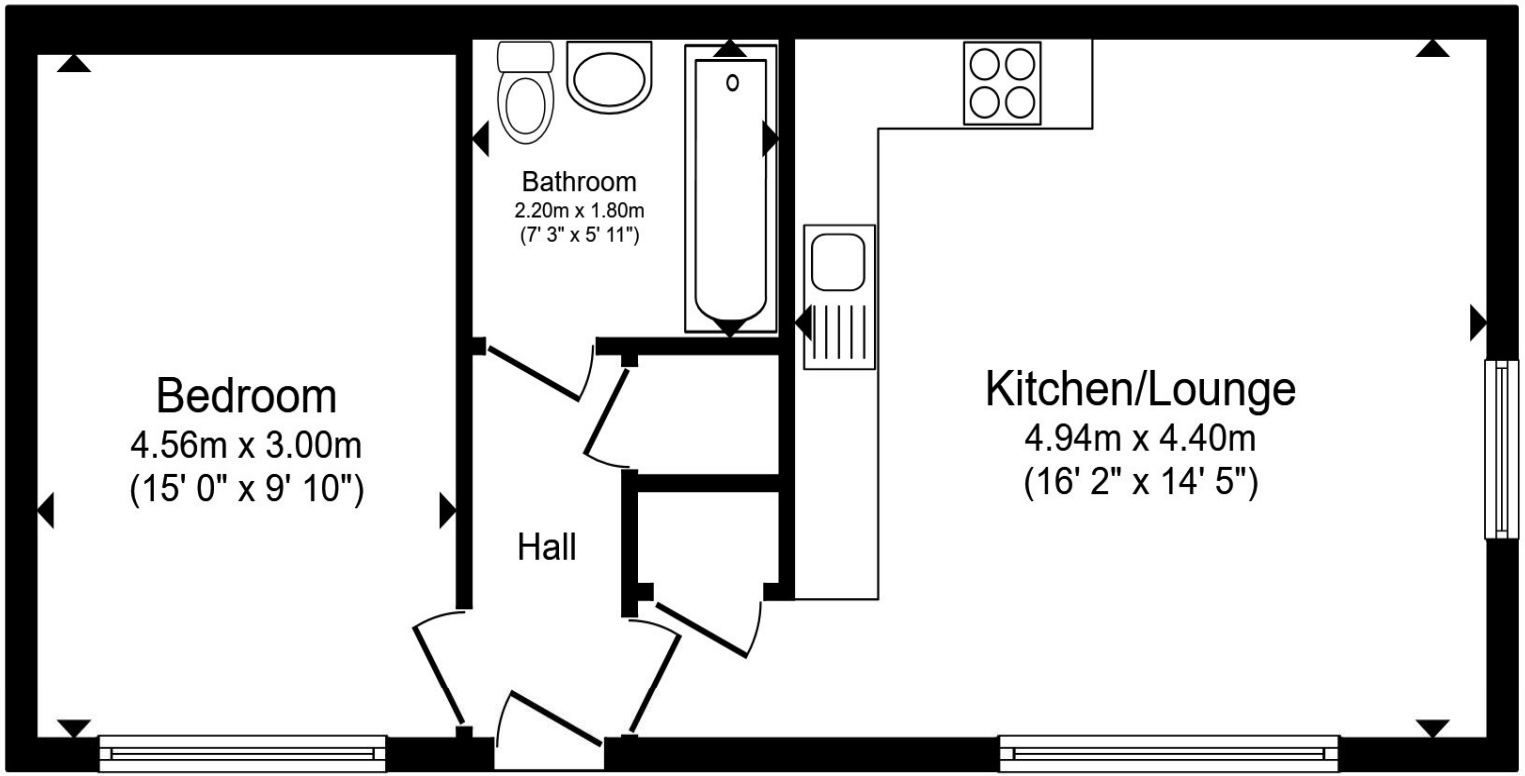












Total floor area 47.9 m² (515 sq.ft.) approx

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

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Hall

Bathroom
7' 3" max x 5' 11" max (2.21m max x 1.80m max)

Bedroom
15' max x 9' 10" max (4.57m max x 3.00m max)

Kitchen/Lounge
16' 2" max x 15' 5" max (4.93m max x 4.70m max)

welcome to

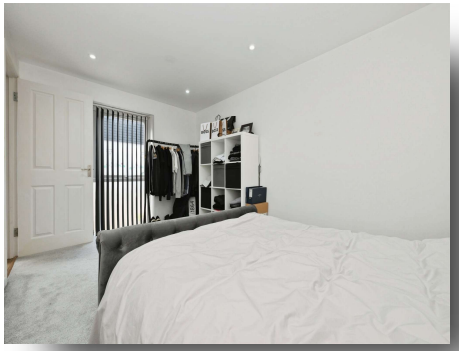
Wells Yard, Ware

- ONE BEDROOM
- GROUND FLOOR
- MAISONETTE
- LONG LEASE
- ALLOCATED PARKING

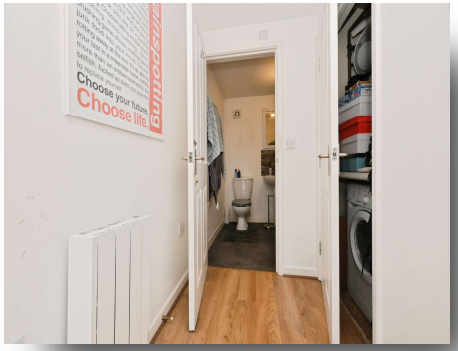
Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 1800.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£245,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107714

The Property Ombudsman

Property Ref:
WRE107714 - 0006

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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