

## Foxholes Avenue,

Offers Over £300,000

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A two-bedroom freehold house in Ware, offering approximately 64.8 sq m (698 sq ft) of accommodation, together with a rear garden measuring approximately 5.23m x 14.05m.

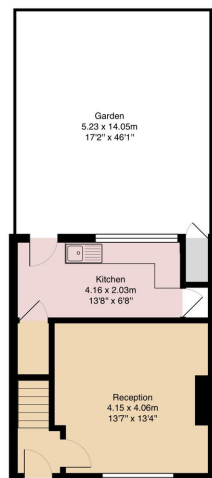
## Key Features

- Two-bedroom freehold house
- Located in Ware, Hertfordshire
- Approximately 64.8 sq m (698 sq ft)
- In need of renovation throughout
- Spacious rear garden
- Garden approximately 5.23m x 14.05m
- Potential to modernise and improve
- Scope for further enhancement, subject to consents
- Popular Hertfordshire town location
- Suitable for owner-occupiers or investors

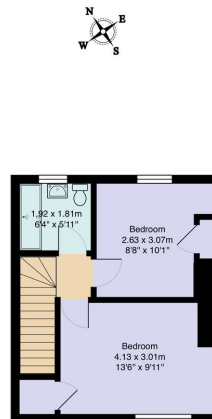
Lampards

Foxholes, SG13

Total Area: 64.8 m<sup>2</sup> ... 698 ft<sup>2</sup> (excluding garden)



Ground Floor



First Floor

This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IPMS). The plan is for general guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and any other items are approximate. Whilst all care is taken in the preparation of this plan, if any aspects of this plan are of specific importance, an independent inspection would be advised.