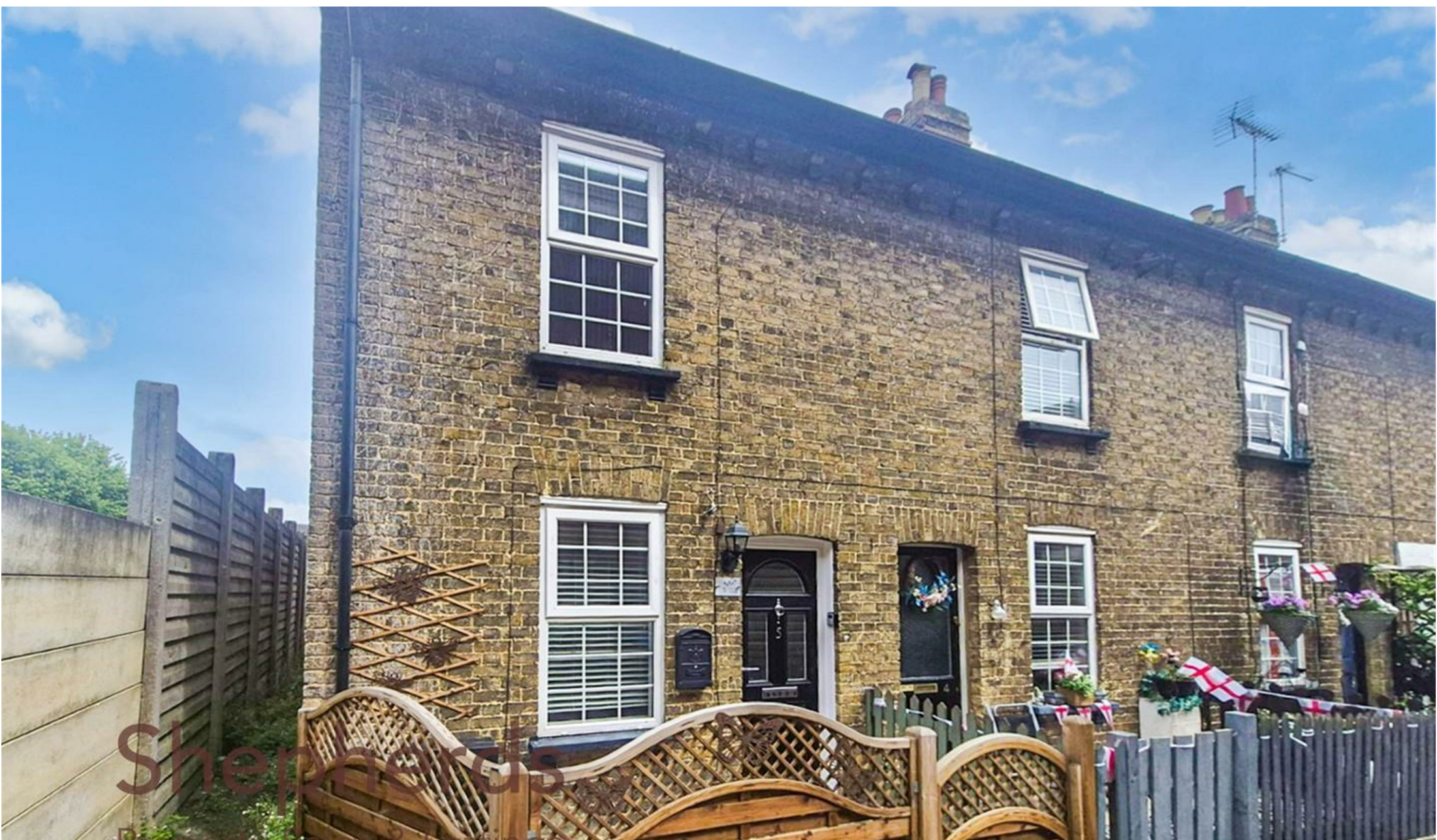




Shepherds

Property Sales & Lettings

Buryfield Terrace | Ware | SG12 0DF | Offers Over £260,000

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Buryfield Terrace | Ware | SG12 0DF

Council: East Herts District Council Tax Band: C

Nestled in the heart of Buryfield Terrace, Ware, this charming two-bedroom end-of-terrace cottage offers a delightful blend of comfort and convenience. Spanning 678 square feet, the property is ideally located within easy, level walking distance of the vibrant Ware High Street and the railway station, making it perfect for those who appreciate accessibility.

Upon entering, you are greeted by two reception rooms that provide ample space for relaxation and entertaining. The fitted kitchen is well-appointed, catering to all your culinary needs. Upstairs, you will find two cosy bedrooms, complemented by a first-floor bathroom that adds to the practicality of the home.

One of the standout features of this property is the private courtyard-style rear garden, an ideal outdoor space for enjoying sunny afternoons or hosting gatherings with friends and family.

Offered to the market with no onward chain, this delightful cottage presents an excellent opportunity for first-time buyers, those looking to downsize, or investors seeking a property in a highly desirable area. With its charming character and convenient location, this home is sure to attract interest. Don't miss your chance to make it your own.

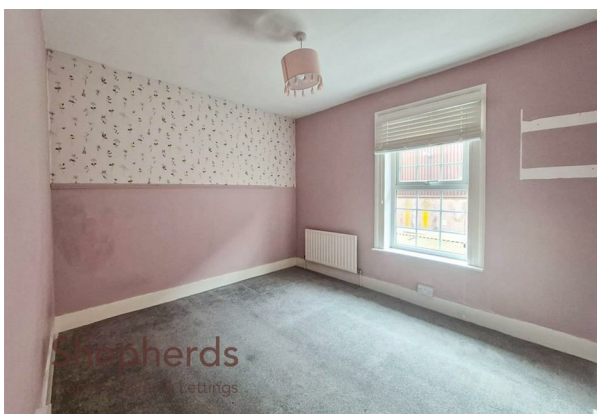
- End of Terrace
- Chain Free Sale
- Bathroom
- Freehold Property
- 2 Double Bedrooms
- Gas Central Heating
- Short Walk of Town
- 2 Reception Rooms
- Courtyard Garden





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Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



Buryfield Terrace Ware



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.

Rooms:

Entrance Door

Sitting Room
11'7 x 9'5 (3.53m x 2.87m)

Inner Lobby

Sitting Room
11'8 x 10'7
(3.56m x 3.23m)

Kitchen
7'11 x 6'3 (2.41m x 1.91m)

First Floor
Landing

Bedroom One
11'8 x 10'10
(3.56m x 3.30m)

Bathroom

Bedroom Two
11'7 x 9'5 (3.53m x 2.87m)

Exterior

Front Garden

Rear Cortyard
Garden

Brick Storage
Cupboard

naea | propertymark

PROTECTED

arla | propertymark

PROTECTED



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CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk