



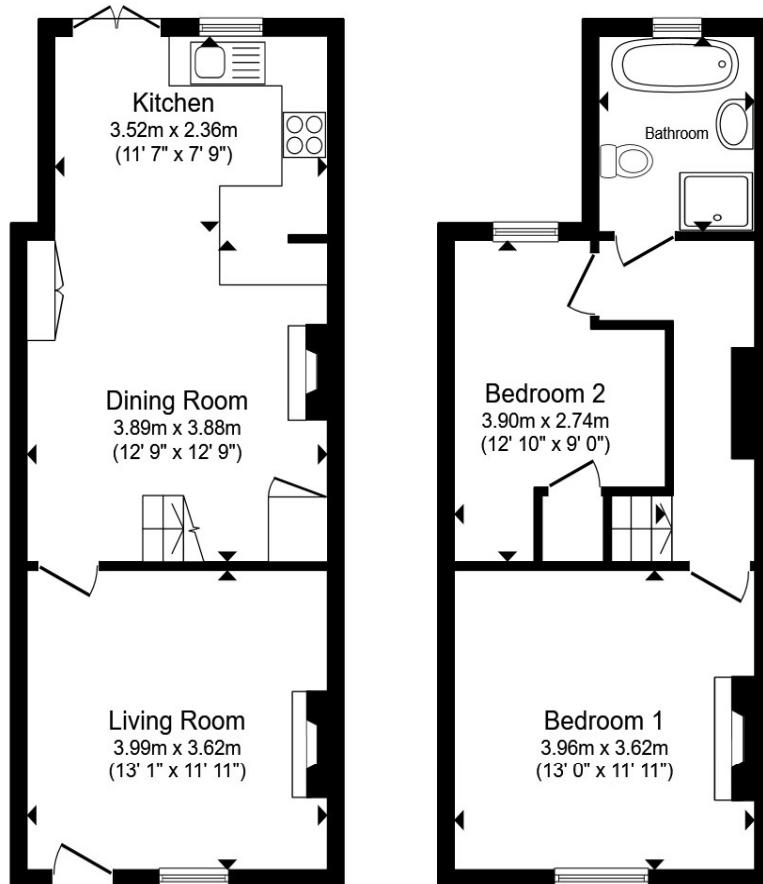
Gore Lane Cottages, Ware SG11 1BX

welcome to

Gore Lane Cottages, Ware

A charming and beautifully presented two-bedroom character cottage, offering a delightful blend of period features and contemporary finishes, set in the sought-after hamlet of Barwick. NO UPWARD CHAIN..





Ground Floor

First Floor

Total floor area 72.9 m² (785 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

Living Room

13' 1" max x 11' 11" max (3.99m max x 3.63m max)

Dining Room

12' 9" max x 12' 9" max (3.89m max x 3.89m max)

Re-Fitted Kitchen

11' 7" max x 7' 9" max (3.53m max x 2.36m max)

First Floor

Bedroom 1

13' max x 11' 11" max (3.96m max x 3.63m max)

Bedroom 2

12' 10" max x 9' max (3.91m max x 2.74m max)

Luxury Bath/Shower Room

Exterior

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Gore Lane Cottages, Ware

- NO UPWARD CHAIN
- TWO BEDROOM CHARACTER COTTAGE
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- LUXURY FIRST FLOOR BATH/SHOWER ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£390,000



view this property online williamhbrown.co.uk/Property/WRE107834

Please note the marker reflects the postcode not the actual property



Property Ref:
WRE107834 - 0004

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.

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