



- Walking Distance To Knebworth Train Station
- Driveway
- Gas Central Heating
- Immaculately Presented Throughout
- Ideal First-Time or Investment Purchase
- Mid-Terraced House
- Walking Distance To High Street
- South Facing Rear Garden
- Private Rear Garden

KERR CLOSE, KNEBWORTH

Ensum Brown are delighted to offer this stunning two bedroom mid terraced family residence located in a lovely cul de sac this property was built in the 1980s by Wimpey Homes. The property also benefits from a driveway and being within walking distance to Knebworth train station.

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GUIDE PRICE
£325,000

Ware
01920 412200

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WE, NEIL WISE LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



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Coronavirus, we ask you to wait 14 days before joining us on a viewing. We look forward to meeting you

PROPERTY INSIGHT Ensum Brown are delighted to offer this superbly presented two bedroom mid terraced house located in this cul de sac which was built in the 1980s by Wimpey Homes. The property benefits from being within walking distance to the high street for local amenities and Knebworth train station which provides a service into London Kings Cross.

The ground floor comprises of an entrance hall which benefits from under stairs storage, radiator and engineered oak flooring. The well presented and bright re-fitted kitchen consists of a single drainer sink unit with a range of wall and base units, wood style work surfaces, space and plumbing for kitchen appliances and a wall mounted gas fire boiler. The spacious reception room benefits from engineered oak flooring, coving to ceiling and new double glazed doors leading to the south facing rear garden.

Leading up the stairs to the first floor you have a landing area which has access to the semi boarded loft with a pull down ladder. Both bedrooms are an excellent size with built in wardrobes and radiators, the principal bedroom has double glazed windows to the front aspect with the second bedroom looking out to the rear of the property. The fully tiled family bathroom is a white suite consisting of a square bath with integrated shower, bowl wash hand basin with granite surface, low flush WC and extractor fan.

To the exterior of the property you have a south facing garden with a paved terrace and lawn area, storage shed and pedestrian rear access. To the front of the house there is a driveway for off street parking.

An internal viewing is highly recommended to fully appreciate this delightful property and its excellent location.

VIEWINGS - COVID 19 **VIEWINGS ARE STILL PERMITTED DURING CURRENT 2021 LOCKDOWN RESTRICTIONS**

As an agent we take the responsibility of the health of our clients and viewers extremely seriously. Therefore we have measures in place to conduct this in a safe and sensible manner. We will ask our home owners to be out or in the garden. We will ask for no contact on arrival, but we will greet you with our usual smile as we put on our face masks. We will provide you with a face mask also, along with protective gloves. We will keep a safe distance but be there to answer any questions you may have. If you have had any symptoms of the

