



- Rarely Available Bungalow
- Sought-After Village Location
- Superb Project Opportunity
- Generous Living/Dining Room
- Spacious Kitchen/Breakfast Room
- Fitted Shower Room
- One Double Bedroom
- Delightful Rear Garden
- Garage En-Bloc

STATION ROAD, PUCKERIDGE

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CHAIN FREE A rarely available bungalow positioned in this desirable village location. Featuring superb scope to renovate and extend, this is an opportunity not to be missed. Offering a bright and spacious lounge/diner, separate kitchen and shower room. Delightful rear garden and garage en-bloc.

GUIDE PRICE
£320,000

Ware
01920 412200

110 High Street, Ware, Hertfordshire, SG12 9AP

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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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PROPERTY INSIGHT

Ensum Brown are delighted to present to the sales market this rarely available one bedroom mid-terraced bungalow situated in a peaceful and rarely available village location. The property offers excellent potential with the option to extend the accommodation to the rear (STPP) and also to create a front driveway as modelled by neighbouring properties in the road.

The accommodation in brief includes a warm and welcoming entrance hall leading to a bright and spacious living/dining room with double glazed window to front aspect, good-size separate fitted kitchen with space for washing machine, dishwasher, cooker and fridge/freezer, recently re-fitted shower room and a double bedroom. Externally there is a delightful mature rear garden with rear access leading to a service road with garage en-bloc.

The property is being sold on a chain free basis, please contact us to arrange your private viewing time.

LOCATION - PUCKERIDGE

The picturesque village of Puckeridge sits just a ten minute drive of Ware and has a real sense of community as well as excellent amenities and services within the village itself. Just to name a few you have a doctors surgery, post office and shop, mobile library service, several village pubs and the 'China Garden' restaurant, groups such as Cubs, Beavers and Scouts and of course you have an outstanding nursery and primary school within the village.

Nearby, the beautiful market town of Ware, Hertfordshire, is one of the oldest continuously occupied sites in Europe, dating back to the Mesolithic period, around 4000BC. Today, Ware is a bustling market and riverside town with a population of around 19,000.

Ware is located off the A10, with the popular town of Hertford just 3 miles up the road. The town is one of the areas most popular and you really do have the best of both worlds, surrounded by the beautiful Hertfordshire countryside, but well connected to London. If you are a commuter or just like to have regular day trips to London you are just 20 miles away by car and with very easy access by Ware train station to London Liverpool Street (approx. 45 mins) or if you prefer from Hertford East station to Liverpool Street (approx. 49 mins) or Hertford North Finsbury Park/Kings Cross (approx. 35 mins).

