

**8 The Grange High Street
Ware, Hertfordshire SG11 1RH
Offers in excess of £350,000**

ma
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Situated within a friendly community location is this impressive two bedroom home boasting beautiful interiors, good size private rear garden, parking and large communal garden.

The property offers entrance hall, open plan fitted kitchen/dining room with sky light window and French doors to the garden and lovely lounge to the front.

To the first floor is a good size landing with built-in storage and access to a loft, two bedrooms and bathroom.

The property enjoys a private garden with a paved terrace and access to a landscaped communal area and one allocated parking space to the rear.

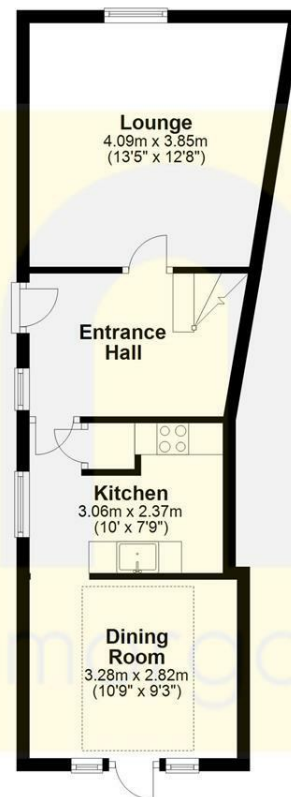
The High Street sits on the boarder of the two villages Standon and Puckeridge, benefiting from being walking distance all of the local amenities which include:

- Doctors Surgery
- Bakers
- Butchers
- Post Office

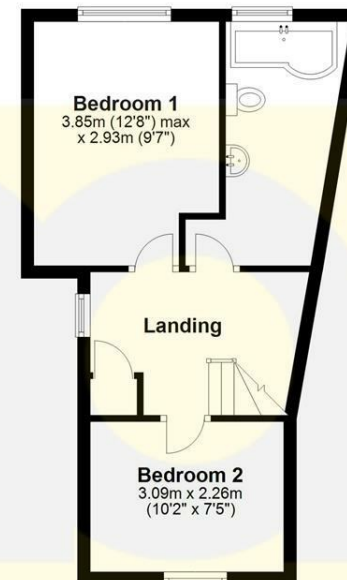




Ground Floor
Approx. 39.4 sq. metres (424.1 sq. feet)



First Floor
Approx. 33.1 sq. metres (356.1 sq. feet)



Total area: approx. 72.5 sq. metres (780.2 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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