

Lanes

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13a High Street, Puckeridge, Ware, SG11 1RN

£285,000

This charming 19th-century cottage is offered chain-free and is situated in the highly sought-after village of Puckeridge. Located on the High Street, the property features a good-sized lounge that leads to the kitchen, as well as a courtyard garden and a separate downstairs bathroom.

Upstairs, the property is surprisingly spacious, with two bedrooms and a dressing area. This presents an excellent opportunity for first-time buyers or investors. The cottage is conveniently located near excellent local schools, pubs, restaurants, and other amenities. It also benefits from easy access to the A10 and A414.

To arrange an immediate viewing, please contact Lanes today.



Lounge
15'3 max x 12'4 (4.65m max x 3.76m)

Bathroom

Kitchen
8'4 x 7'1 (2.54m x 2.16m)

First Floor

Bedroom Two
12'5 x 7'10 to wardrobes (3.78m x 2.39m to wardrobes)

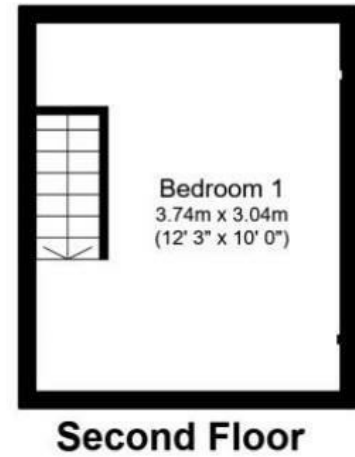
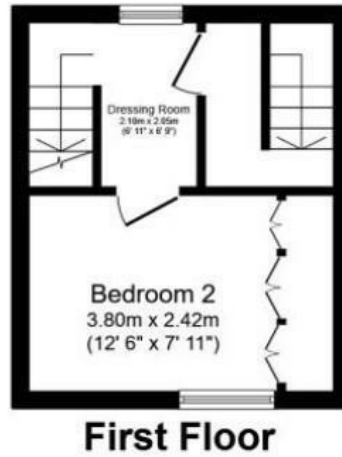
Dressing Area

Second Floor

Bedroom One
12'3 x 10 (3.73m x 3.05m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		59	
(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	



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

