

Lanes

ESTATE AGENTS

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308 Ware Road, Hertford, SG13 7ER

Guide Price £500,000

Lanes are pleased to offer this THREE DOUBLE BEDROOM end of terrace family home laid out over three floors. The property benefits from double glazing, gas central heating, kitchen/breakfast room, ground floor W.C., first floor bathroom, en-suite and allocated parking for two cars. Call now to view!



Door To

Lounge

14'3 x 12'7 to widest point (4.34m x 3.84m to widest point)

W.C

Kitchen/Breakfast Room

8'4 x 12'7 to widest point (2.54m x 3.84m to widest point)

Stairs to First Floor Landing

Bedroom

12'7 x 9'2 (3.84m x 2.79m)

Bedroom

11'3 x 12'7 to widest point (3.43m x 3.84m to widest point)

Bathroom

Stairs To Second Floor Landing

Bedroom

13'7 x 9'3 to widest point (4.14m x 2.82m to widest point)

En-suite

Front

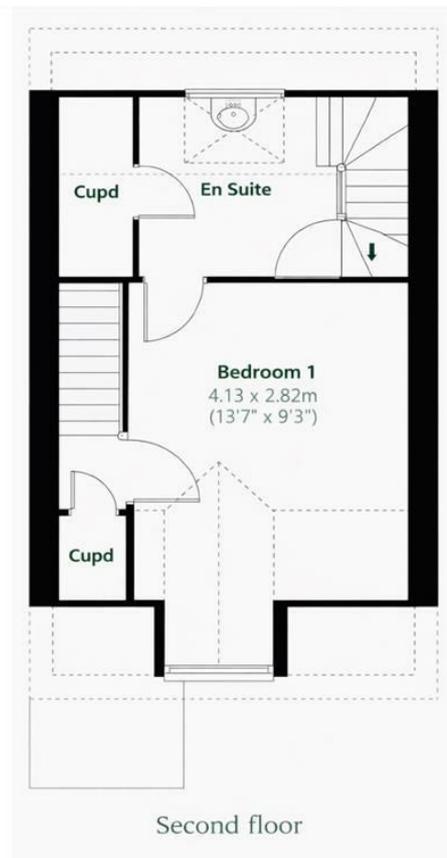
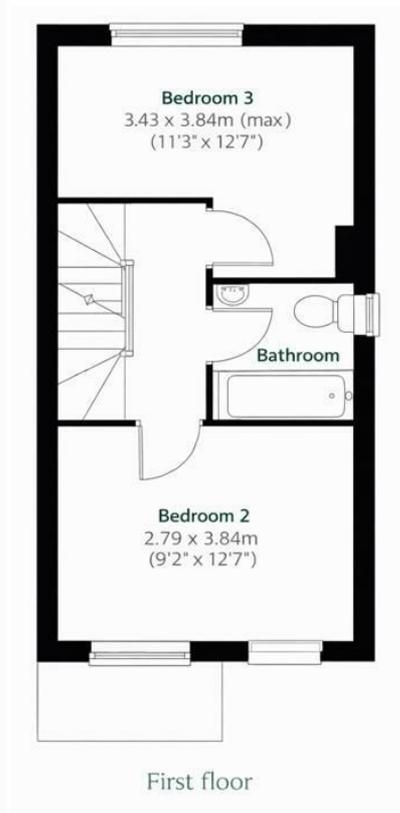
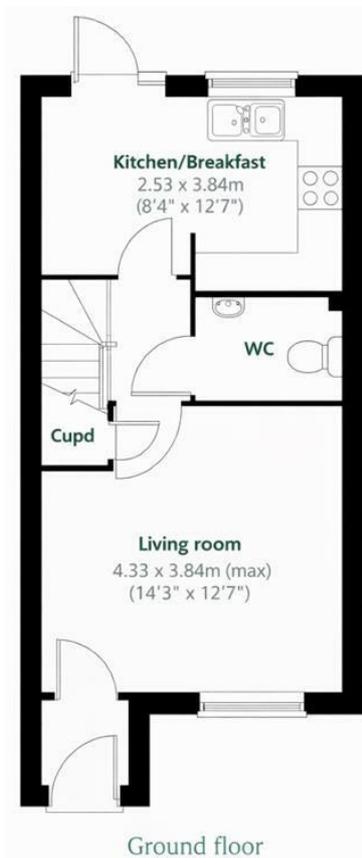
Rear

Landscaped and allocated parking to rear

Reference

CNH6641/PL/13032026 - Hertford Estate Agent

Energy Efficiency Rating		Environmental Impact (CO ₂) 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	
Very environmentally friendly - lower CO ₂ emissions			
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(81-91) B			
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Not environmentally friendly - higher CO ₂ emissions			
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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.

