



Milton Road, SG12
Ware





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**** STAMP DUTY EXEMPT FOR RESIDENTIAL PURCHASES!**** 1930's style character property, semi detached family home, located in the popular town centre of Ware! Boasting its large living area, modern kitchen, Downstairs WC! And amazing organic garden space with a partially decked area which is a glorious suntrap. Moments walk from OFSTED rated outstanding Kingshill Infant School and 0.6 miles from Ware train station!

Please note, you will be asked to produce identification and proof of address prior to proceeding with an offer, we would appreciate full co-operation with this in line with the money laundering regulations and to make sure there is no delay in agreeing the sale.

£480,000



Entrance Hall

Downstairs WC

Living/Dining Room 23' 8" x 9' 8"
(7.01m 2.44m' x 2.74m 2.44m')

Kitchen 13' 0" x 10' 7" (3.96m 0.00m'
x 3.05m 2.13m')

Bedroom Three 13' 3" x 10' 7"
(3.96m 0.91m' x 3.05m 2.13m')

Bedroom Four 11' 6" x 10' 4' (3.35m
1.83m' x 3.05m 1.22m)

First Floor Landing

Master Bedroom 15' 2" x 9' 9"
(4.57m 0.61m' x 2.74m 2.74m')

Bedroom Two 12' 9" x 11' (3.66m
2.74m' x 3.35m)

Bathroom

Outside









Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(29-54) E			(29-54) E		
(21-28) F			(21-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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