



KIRBY COLLETTI

## 4 Abbots Court High Street

Ware, SG12 8UZ

**Guide Price £450,000**



\*\*\* Offered with No Upward Chain\*\*\* Kirby Colletti are pleased to offer this Two Double Bedroom Terraced Mews House situated in this gated development in the heart of Stanstead Abbots and a short walk to St Margaret's Station, Local School and Bus Services. Easy access to A10/A414 road links.

The property benefits from two allocated parking spaces, gas central heating, fitted kitchen, conservatory, uPVC double glazing, bathroom and secluded courtyard garden.



- Chain Free
- Conservatory
- Courtyard Garden
- Gated Development
- Two Double Bedrooms
- Re-Fitted Kitchen
- Two Allocated Parking Spaces
- Lounge
- Bathroom
- Gas Central Heating



## Accommodation

uPVC Double glazed front door to:

### Entrance Hall

6' x 4' (1.83m x 1.22m)

Stairs to first floor. Under stairs storage cupboard. Radiator. Tiled floor. Doorway to:

### Re-Fitted Kitchen

7'11" x 7'10" (2.41m" x 2.39m")

Front aspect uPVC double glazed sash window. Range of wall and base mounted units. Work surfaces. Tiled splash backs. Inset single drainer sink unit with mixer tap over. Built in gas four ring hob. Extractor hood over. Built in oven below. Plumbing for washing machine. Space for fridge/freezer. Wall mounted gas central heating boiler. Tiled floor.

### Lounge

17'1" x 19'9" (5.21m" x 6.02m")

Two rear aspect windows. Doorway to conservatory. Double radiator. Television aerial point. Coved ceiling. Doorway to:

### Conservatory

12'8" x 7'4" (3.86m" x 2.24m")

Timber framed with double glazed sealed unit windows. Double radiator. Tiled floor. Double doors to rear garden.

### First floor Landing

Front aspect uPVC double glazed sash window. Loft access. Airing cupboard. Coved ceiling. Laminate flooring.

### Bedroom One

14' x 8'4" (4.27m x 2.54m" )

Rear aspect uPVC double glazed window. Radiator.

### Bedroom Two

12'9" max x 8'6" (3.89m" max x 2.59m" )

Rear aspect uPVC double glazed window. Radiator. Fitted wardrobe cupboards to one wall.

### Bathroom

8'2" x 5' (2.49m" x 1.52m)

Front aspect uPVC double glazed sash window. White suite comprising panel enclosed bath. Wall mounted shower and shower screen. Wash hand basin. Low level W.C. Part tiled walls. Heated towel rail. Recessed spotlights. Tiled floor.

### Exterior

Electrically operated gates providing access to residents allocated parking. Outside water tap.

### Rear Garden

### Agents Note

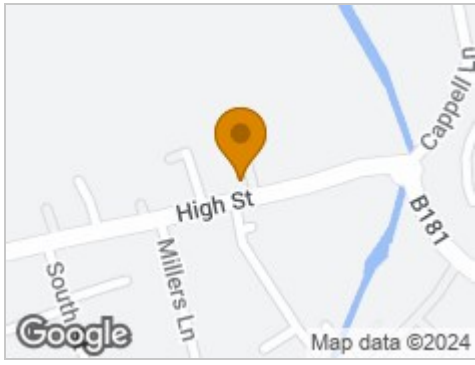
£150 annual service charge for up keep of electric gates.







## Road Map



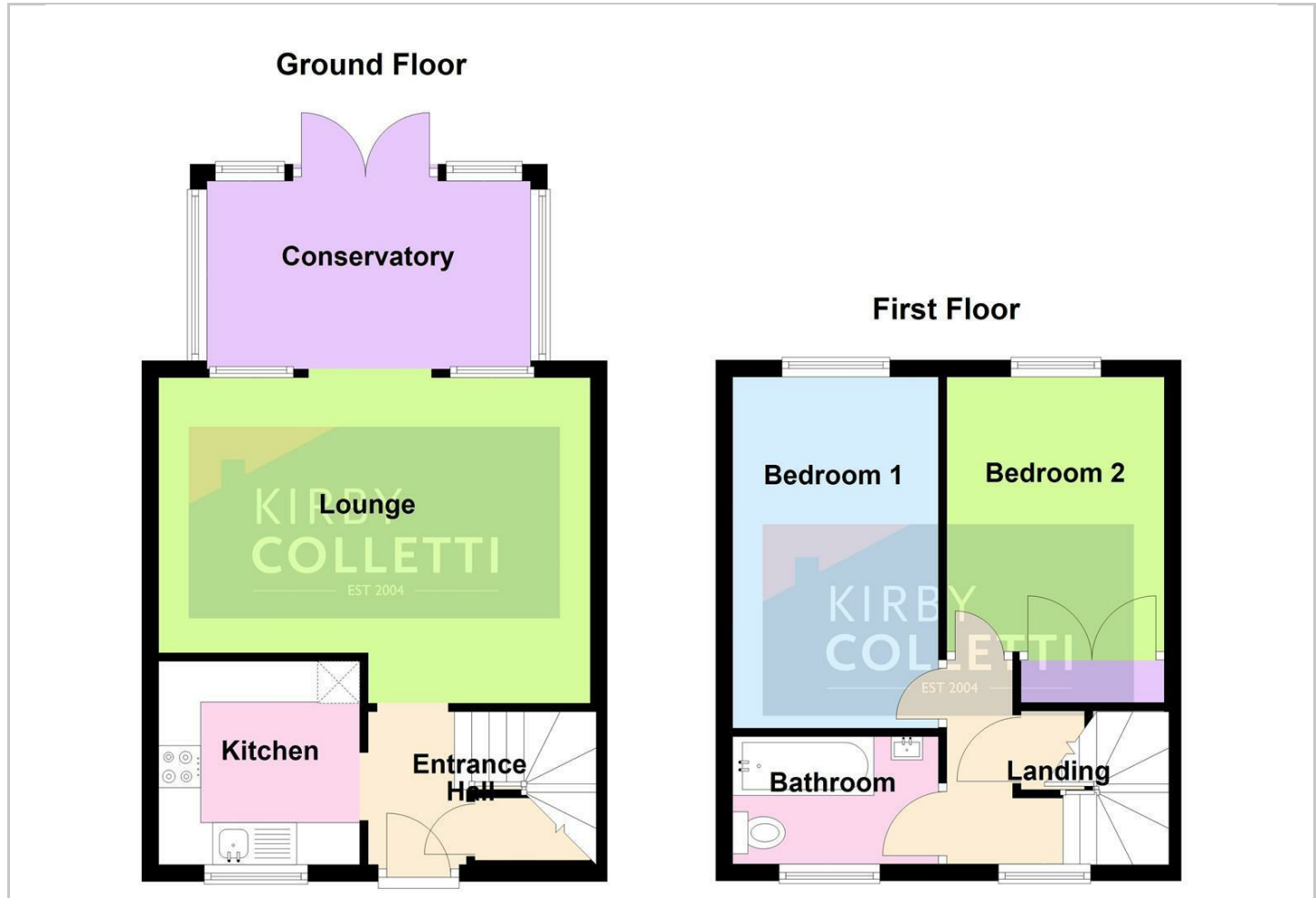
## Hybrid Map



## Terrain Map



## Floor Plan

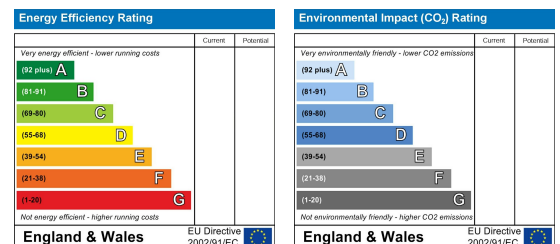


## Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



Kirby Colletti, 64 High Street, Hoddesdon, Hertfordshire EN11 8ET

T. 01992 471888 F. 01992 478555 E. homes@kirbycolletti.co.uk W. www.kirbycolletti.co.uk