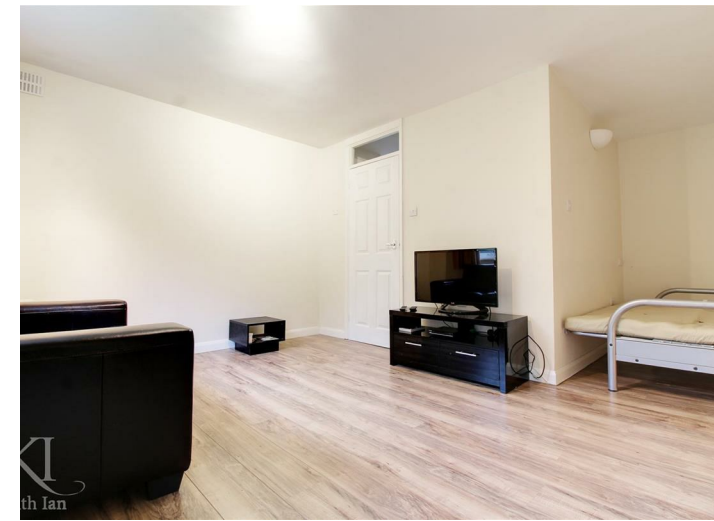




**KI** Keith Ian

*Broadmeads, Ware, SG12 9HT  
Guide Price £175,000*



### ***Broadmeads, Ware, SG12 9HT***

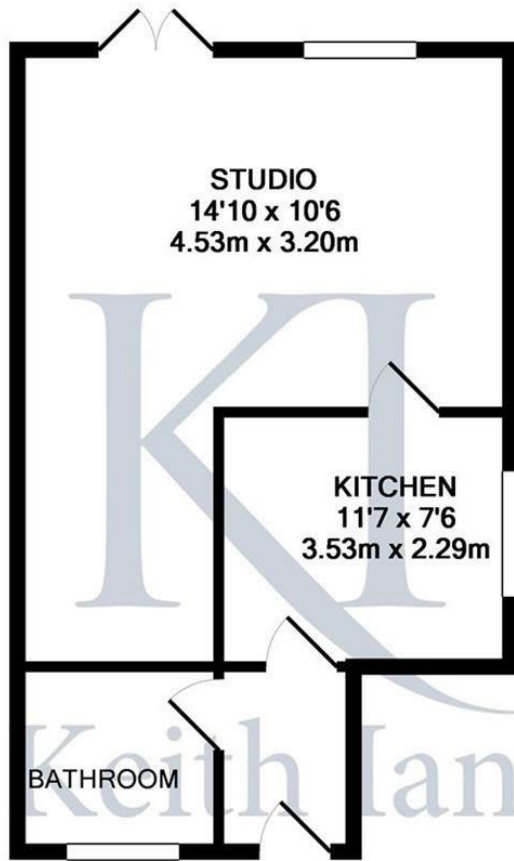
*Signature Homes are delighted to offer this ideal buy to let GROUND FLOOR studio with SEPARATE SLEEPING AREA, the property has its own front door, riverside gardens, electric gated entry and GARAGE. It is conveniently situated within a couple of minutes level walk of the Town and Train station.*



2025  
RESIDENTS ONLY  
NO VISITORS  
NO DELIVERIES  
NO TRUCKS  
NO TRAILERS  
NO MOTORHOMES  
NO RVs  
NO CAMPERS  
NO BOATS  
NO CARAVANS  
NO MOTORCYCLES  
NO BICYCLES  
NO SCOOTERS  
NO MOPEDS  
NO SKATEBOARDS  
NO SURFSKIS  
NO SKIS  
NO SNOWBOARDS  
NO STROLLER  
NO WHEELCHAIR  
NO STROLLER  
NO WHEELCHAIR  
NO STROLLER  
NO WHEELCHAIR







TOTAL APPROX. FLOOR AREA 333 SQ.FT. (30.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	