



1 River Court Crouchfield, Chapmore End, Ware, SG12 0QY

Asking Price £550,000



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Offered chain free is a bright and spacious three bedroom end of terrace share of freehold bungalow. Having being extended by its current owner the property benefits from a larger than average master bedroom, an additional kitchen/diner which could be separated and turned into a self contained annexe, two bathrooms, and residents parking. Located in a rural setting surrounded by fields is an ideal location for those who like peace and quiet. With easy access to the A10 road network and within a short drive to Bengeo's array of shops.



Entrance

Via front door.

low level w/c, fitted cupboard, part tiled walls, laminate wood floor, spotlights, electric heated towel rail.

Hallway

Laminate wood floor, electric radiator, coving, storage cupboard, doors to:

Rear garden

approximate 30' x 80' (approximate 9.14m x 24.38m)

Block paved terrace, mainly laid to lawn, shrub borders, flowerbeds, wooden sheds, outhouse.

Bedroom Two 12'3" x 8'8" (3.73m x 2.64m)

Double glazed window to front aspect, electric radiator, carpet, coving.

Front garden

Communal grounds, residential parking.

Bedroom Three 10" x 8'8" (3.05m x 2.64m)

Double glazed window to rear aspect, electric radiator, fitted wardrobes, carpet.

Shower Room

Frosted double glazed window to rear aspect, electric heated towel rail, shower cubicle with mixer tap and shower attachment, wall mounted hand wash basin with mixer tap, low level w/c, extractor, spotlights, part tiled walls, tile look wood flooring.

Lounge 15'5" x 11'5" (4.70m x 3.48m)

Double glazed bay window to front aspect, electric radiator, laminate wood flooring, coving, picture rail, door to kitchen/diner:

Kitchen/Diner 18" x 10'6" (5.49m x 3.20m)

Double glazed window to rear aspect, range of wall and base units with rolled worktop surfaces, sink drainer with mixer tap, space for dish/washer, freestanding cooker, coving, spotlights, laminate wood flooring, electric radiator.

Laundry Room 15'6" x 5'8" (4.72m x 1.73m)

Double glazed window to rear aspect, range of wall and base units with rolled worktop surfaces, 1 1/2 sink bowl drainer with mixer tap, space for washing/machine, fridge/freezer, spotlights, part tiled walls, tiled floor, electric radiator, extractor, door leading to garden, door to kitchen/diner.

Bedroom One 13'3" x 9'4" (4.04m x 2.84m)

Double glazed bay window to front aspect, laminate wood floor, fitted wardrobes, spotlights, coving.

Bathroom

Frosted double glazed window to rear aspect, panel enclosed bath with mixer tap, shower cubicle with mixer tap and shower attachment, hand wash basin with mixer tap,





GROUND FLOOR
1002 sq.ft. (93.1 sq.m.) approx.

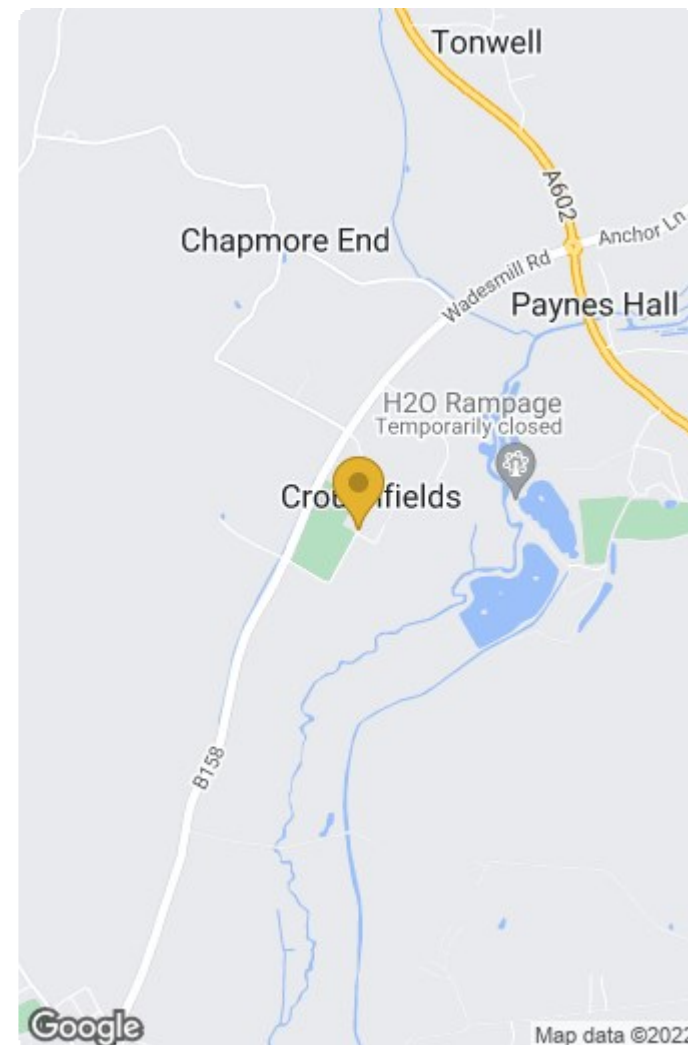


TOTAL FLOOR AREA : 1002 sq.ft. (93.1 sq.m.) approx.

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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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot 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.



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		

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		