

- Development opportunity (STPP)
- Approx. half an acre plot
- Open fields to the rear and side
- Detached Bungalow
- Three Bedrooms
- Feature Fireplace
- Log burner in kitchen
- Ample parking
- Gated



WAINGATE, LEVENS GREEN, OLD
HALL GREEN, NR WARE

3 1 1 EPC 38

OFFERS OVER
£700,000

A fantastic and rare opportunity to purchase a detached bungalow on approximately half an acre surrounded by open fields. The property in need of modernisation has three bedrooms but there is a great opportunity to utilise the land (STPP) to build your own dream home

Ware
01920 412200

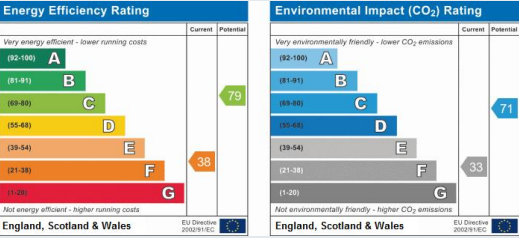
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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WELLINGTONWISE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



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ENTRANCE HALL Tiled flooring leading to carpet. Radiator. Glazed door to rear garden. Airing cupboard. Access hatch to loft. Doors Kitchen, Bedrooms, Living Room and Bathroom;

LIVING ROOM 17' 8" x 17' 4" (5.38m x 5.28m) Tiled flooring. Panel window to front aspect. "French doors" to rear garden. Radiator. Feature "Brick" fireplace and Chimney breast;

KITCHEN 13' 3" x 9' 8" (4.04m x 2.95m) Tiled flooring, Large window to front aspect and glazed door to side access. Chimney breast recess with feature solid fuel stove with back boiler providing central heating to radiators and hot water. Fitted wall and base units. Space for cooker. Built in pantry with window and marble shelf.

BEDROOM 1 11' 3" x 11' 2" (3.43m x 3.4m) Carpet flooring. Window to rear aspect. Radiator;

BEDROOM 2 11' 3" x 9' 9" (3.43m x 2.97m) Carpet flooring. Window to rear aspect.

BEDROOM 3 8' 5" x 8' 5" (2.57m x 2.57m) Carpet flooring. Window to side aspect. Radiator;

BATHROOM 9' 5" x 7' 8" (2.87m x 2.34m) Three-piece suite comprising panel Bath with hand shower attachment, pedestal hand basin and low level flush WC. Frosted window. Radiator. Part tiled walls. Vinyl flooring;

UTILITY ROOM Lean too glazed utility area with plumbing for washing machine and space for tumble dryer. Sink unit;

OUTSIDE Large gravel driveway approached through a five-bar wooden gate providing access to; **DOUBLE GARAGE** Providing ample storage plus covered car port to side. Delightful secluded gardens in an enclosed half an acre site with mature boundaries and shrub borders. Mainly laid to lawn with feature pond and seating area. To the rear of the property there is a paved patio area and views across the nearby farmland

