



Iceni Rise, Colliers End WARE SG11 1EX

welcome to

Iceni Rise, Colliers End WARE

Iceni Rise - An immaculately presented, three double bedroom family home, built only seven years ago as part of an exclusive development. Benefiting from stunning kitchen/diner with additional utility, living room, two bath/shower rooms, front and rear gardens, and private residential parking.



Ground Floor

Lounge

15' 5" max x 10' 8" max (4.70m max x 3.25m max)

Hall

Downstairs Wc

Utility

Kitchen/Diner

Landing

Bedroom One

17' 1" max x 15' 9" max (5.21m max x 4.80m max)

En-Suite

Bedroom Two

15' 11" max x 7' 8" max (4.85m max x 2.34m max)

Bedroom Three

13' 9" max x 9' 6" max (4.19m max x 2.90m max)



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Iceni Rise, Colliers End WARE

- THREE DOUBLE BEDROOMS
- DETACHED
- BUILT SEVEN YEARS AGO
- HIGH SPEC THROUGHOUT
- EXCELLENT KITCHEN/DINER

Tenure: Freehold EPC Rating: C
Council Tax Band: F

£700,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WRE108024 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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