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## Ware Road, Hoddesdon

A modern shared ownership home with large garden and no chain in a very convenient location.

**£210,000**

**01992 87 85 80**



## Overall Description

This is a pleasant shared ownership property in an excellent central location close to transport links and local amenities. This property is an ideal starter home for those wanting to get on the property ladder as you own 70% of the property and pay a rental fee for the extra 30%. To qualify to be able to buy this property you need to pass certain criteria to be eligible, so please do speak to us for further details. The property has a lovely open-plan downstairs living space with sitting/dining room at one end and kitchen at the other, with a stable door out to the garden. A spiral staircase leads upstairs, where there are two bedrooms and a shower room. The property has double-glazed windows and gas central-heating. There is a very good-sized 70' garden to the rear with a shared right of way over the garden and down a pathway to the side back to the front. This property is being sold with no onward chain, so please do call to book a viewing at your convenience.

## Location

The property sits in a popular residential area of Hoddesdon, conveniently located for the A10 and Rye House Station (with regular services to London) and with a handy row of local shops including a petrol station with mini supermarket, just up the road. Hoddesdon has a bustling high street, a short walk away, with a wide selection of High Street and specialist shops, supermarkets, pubs and restaurants. There are good schools at all levels in the area including the Forres Primary School and the John Warner Secondary School. Hoddesdon sits in the Lea Valley so is near to lakes and gravel pits offering leisure activities including fishing and sailing, whilst the town is close to some beautiful Hertfordshire countryside including Broxbourne Woods, which is Hertfordshire's only National Nature Reserve.

## Accommodation

From the front garden a part-glazed door leads into the:

### Entrance Porch 3'6 x 4'1 (1.07m x 1.24m)

Cupboard housing electrics.

### Open-Plan Sitting/Dining Room & Kitchen 21'6 x 11'7 (6.55m x 3.53m)

Bay window to front. Window to rear. Kitchen area with range of kitchen units, work-tops and stainless steel sink with tiled splash-back. Electric oven with gas hob. Washing machine. Space for fridge/freezer. Wall-mounted gas boiler. Sitting/Dining area with modern electric fireplace. TV aerial point and telephone point. Two radiators. Spiral staircase to first floor. Stable door to the garden at the rear.

### First Floor 6'3 x 4'11 (1.91m x 1.50m)

Spiral stairs lead up to the landing. Airing cupboard with factory-lagged hot water cylinder. Loft hatch.

### Bedroom One 11'6 x 8'11 (3.51m x 2.72m)

Window to front. Radiator.

### Bedroom Two 7'8 x 5'4 (2.34m x 1.63m)

Window to rear. Radiator.

### Shower Room 12' x 3'7 (3.66m x 1.09m)

Frosted window to rear. Fitted shower cubicle with electric shower and tiled surround. Low-level WC. Vanity unit with wash-hand basin and cupboard beneath. Extractor fan. Radiator.

## Outside

The house has a small low maintenance garden to the front. To the rear is a large garden, around 70' in length, with patio area by the back of the property, central lawn, shrubs, mature trees and GARDEN SHED. There is a shared right-of-way across the rear of all of the houses leading to an alleyway back around to the front. There is on-street parking across the road.

## Services and Other Information

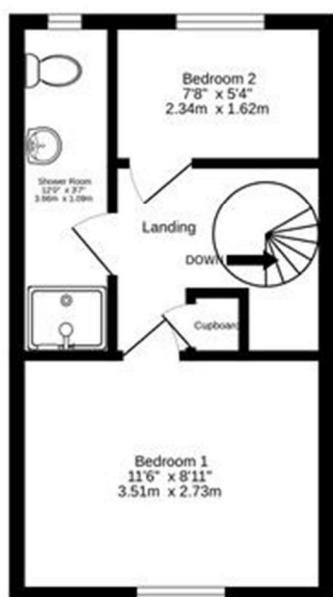
Mains water, drainage gas and electricity. Gas central-heating. Double-glazed windows. This is a shared ownership property with buyers purchasing 70% of the value. The rent is nil for the 30% not owned. It is LEASEHOLD with 90 years remaining on the lease. There is buildings insurance charge of £125.32 per annum, which does not include contents, which are the owners' responsibility to insure. PLEASE NOTE: BUYERS MUST HAVE A MINIMUM 10% DEPOSIT TO PURCHASE THIS PROPERTY.



Ground Floor  
265 sq.ft. (24.6 sq.m.) approx.



1st Floor  
249 sq.ft. (23.1 sq.m.) approx.



**TOTAL FLOOR AREA: 514 sq.ft. (47.8 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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# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.

