



FORTUNE & COATES

The People's Estate Agent

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Upp Hall , Ware, SG11 2PU

Guide price £400,000

Guide Price: £400,000 - £425,000

Fortune and Coates bring to the market this two bedroom semi-detached cottage situated in the popular and convenient location of Braughing, Hertfordshire. Upon entering, you are greeted by an inviting hallway that provides access to a convenient downstairs w/c. The spacious sitting/dining room is a standout feature, boasting dual aspects that flood the area with natural light. A lovely fireplace adds a cosy touch, making it an ideal space for both relaxation and entertaining. French patio doors lead to a bright conservatory, which is perfect for enjoying the warmer months, and sliding doors open onto the rear garden, enhancing the indoor/outdoor living experience.

The kitchen is bright and airy, equipped with a range of wall and base units, complemented by solid wooden worktops and a sleek white tiled splash back. It features integrated appliances, including an oven, hob, and fridge/freezer and dishwasher along with ample cupboard space.

Living room 18'8" x 11'10" (5.71 x 3.63)

Kitchen 7'4" x 11'2" (2.26 x 3.42)

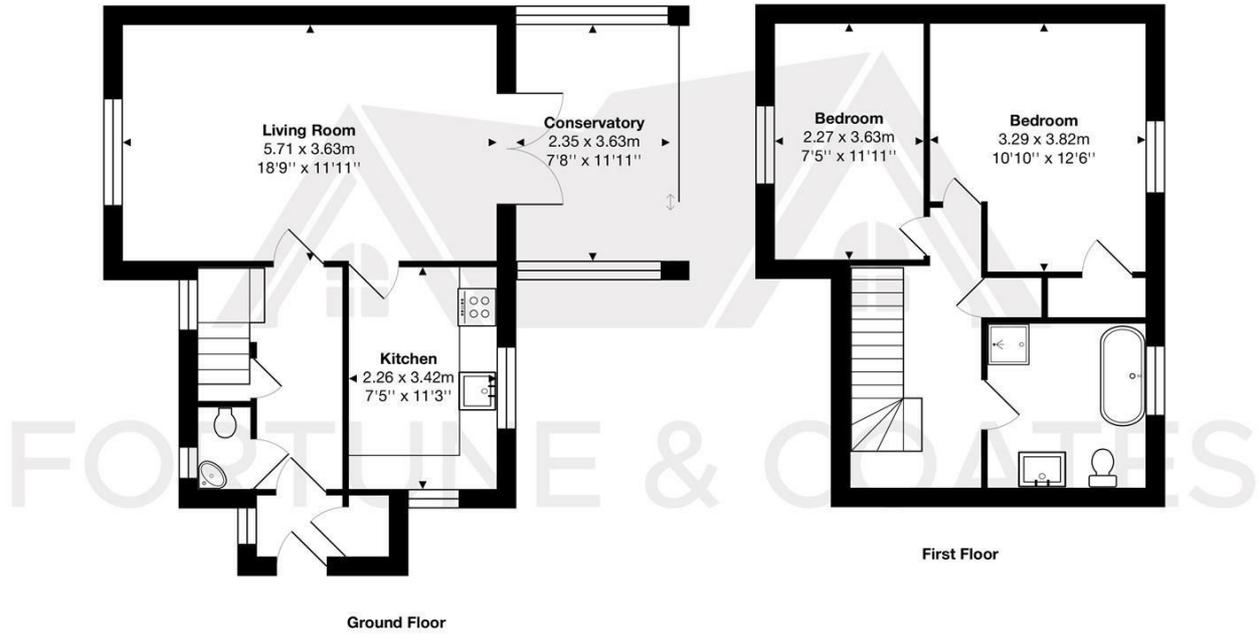
Conservatory 7'8" x 11'0" (2.35 x 3.36)

Bedroom 10'9" x 12'6" (3.29 x 3.82)

Bedroom 7'5" x 11'10" (2.27 x 3.63)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Floor Plan

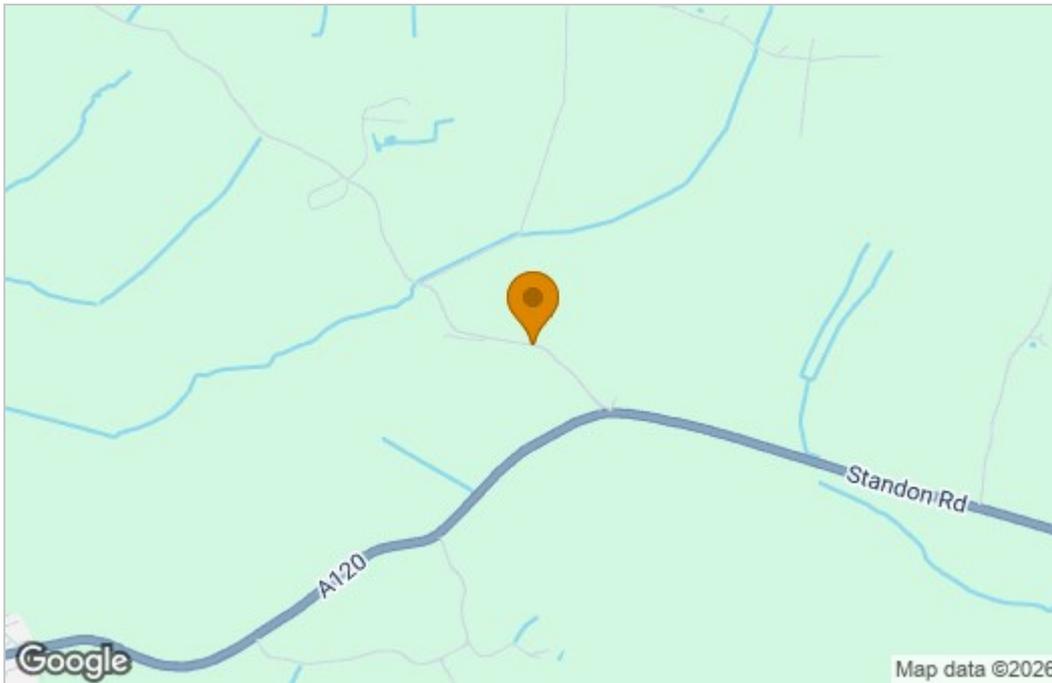


Total Area: approx. 85.0 m² ... 915 ft²

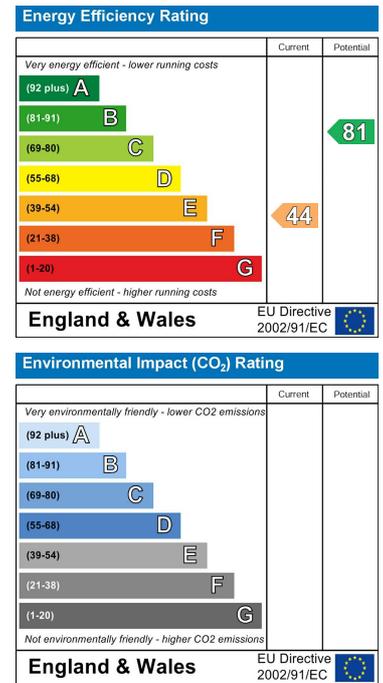
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Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph



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