

Lot 41**3 High Oak Road, Ware,
Hertfordshire, SG12 7PG****By order of a Major
Housing Association**

All enquiries Ref: James Paterson



- **Long leasehold ground floor self-contained maisonette requiring modernisation**
- **Full vacant possession**

Location:

The property is situated on High Oak Road between its junctions with Collett Road and Homefield Road. Public transport links include Ware Mainline Railway Station together with a network of local bus services serving the surrounding vicinity. Road links include the A10 and the A414. Shopping amenities can be found locally within Ware Town Centre, with an extensive range of shops, bars and restaurants being found in Ware High Street and Hertford Town Centre. Recreational pursuits can be found locally at the open spaces of Priory Park, Southern Country Park and the River Lea towpath.

Description:

Long leasehold ground floor self-contained maisonette requiring modernisation.

Accommodation:

Ground floor: One bedroom, reception room, kitchen, shower room/WC, hallway

Gross Internal Area GIA: Approximately 49 sq m (531 sq ft)

EPC rating: D**Council Tax Band:** B**Lease:**

Sold with the benefit of a new long lease for a term of 125 years from completion at a peppercorn ground rent – please refer to the legal documentation on our website for further information.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

