



*2 Lime Cottages High Road, High Cross  
Ware*

*In Excess of £350,000*

## *2 Lime Cottages High Road*

*High Cross, Ware*

*Ensum Brown are pleased to offer this delightful freehold mid-terraced cottage positioned in the desirable village of High Cross, just north of Ware. Features include an entrance porch, open-plan lounge/diner, fitted kitchen, 2 bedrooms, first floor bathroom plus private garden & allocated parking.*

*Tenure: Freehold*



## PROPERTY INSIGHT

Ensum Brown are pleased to offer this charming and characterful two-bedroom freehold mid-terraced cottage positioned in the well-regarded village of High Cross, within a short drive from the neighbouring towns of Ware, Hertford and Buntingford. The present vendor has maintained this property to an excellent standard throughout and an internal viewing is highly recommended to appreciate all that it has to offer.

Approaching this lovely home it has great kerb appeal positioned off the High Road and sits peacefully within this row of charming cottages. Stepping into the entrance porch, this is a useful space for hats and shoe storage with fitted carpet and space for a freestanding unit.

A door opens into the characterful open-plan living/dining room which is a lovely space with a feature brick exposed fireplace and accompanying hearth. Other benefits include a built-in storage cupboard, radiator and a single glazed window to the front aspect. There's also ample space for a dining table and chairs meaning that entertaining guests won't be an issue.

Moving into the tasteful kitchen, this has been re-fitted with a comprehensive range of cream wall and base units complemented by wooden worktops and a ceramic sink with drainer plus a chrome mixer tap. There's also an integrated fridge/freezer, built-in double oven with 4-ring hob and stainless steel extractor plus space for a washing machine. Complementary features include a single glazed window facing the rear aspect, spotlights, radiator, under-stairs storage cupboard and a stable door which leads out to the rear pathway.





*A turning carpeted staircase leads up to the first floor landing with doors opening into the two bedrooms and the family bathroom.*

*The principal bedroom is a generous double bedroom with fitted carpet, single glazed window to the front aspect with secondary glazing, radiator, feature exposed decorative fireplace plus built-in wardrobes. Moving into the second bedroom, this is a single bedroom with fitted carpet, single glazed window facing the rear aspect, radiator and space for freestanding furniture.*

*Completing the first floor of this home is the family bathroom which is fitted with a 3-piece white suite comprising of a low level push flush WC, wash hand basin with chrome hot/cold taps and bath with screen plus chrome mixer tap and wall-mounted shower. Complementary features include tiled flooring and walls along with a chrome heated towel rail.*

*Outside, there is a good-size fully-paved garden which is positioned adjacent to the property, ideal for relaxing with a book. In addition to this, the property offers allocated parking for one vehicle.*

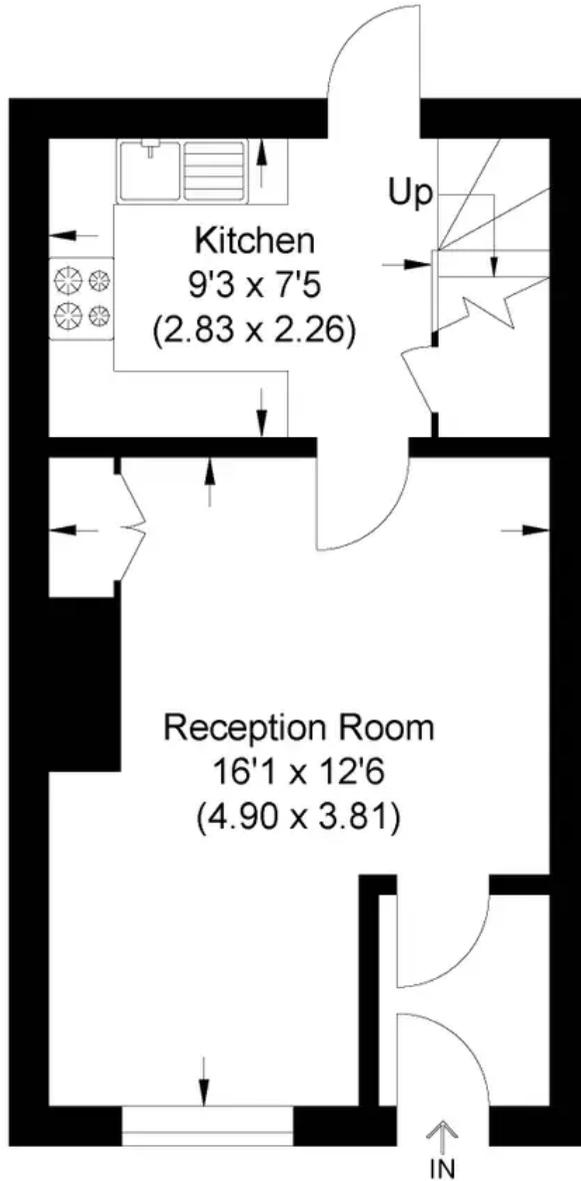
*This is an ideal first-time, downsize or investment purchase - please call Ensum Brown today to arrange your accompanied viewing appointment.*

*Tenure: Freehold*

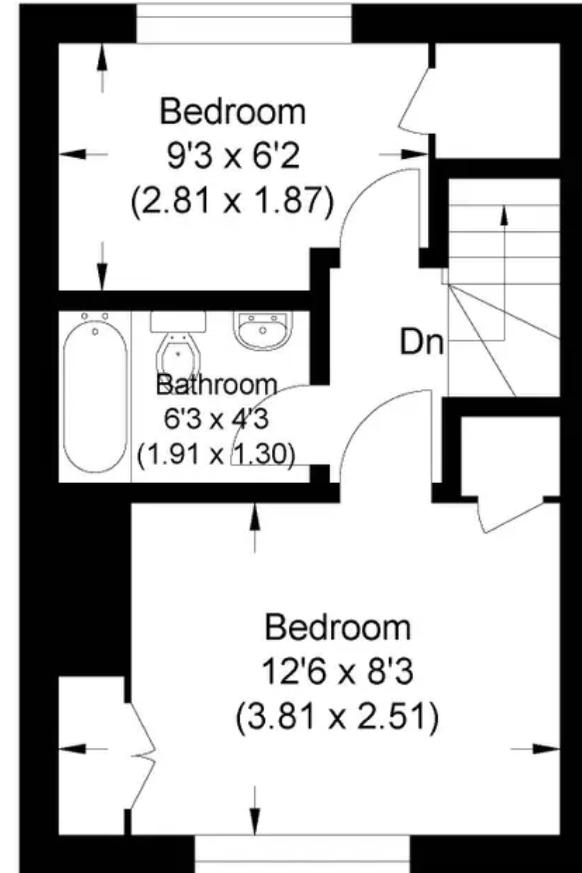
- *Charming Freehold Cottage*
- *Desirable Village Location*
- *Open Plan Lounge/Diner*
- *Separate re-fitted Kitchen*
- *Two Bedrooms*
- *First Floor Bathroom*
- *Allocated Parking*
- *Private Garden*
- *No Upward Chain*
- *Ideal First Time Purchase*



Approximate Gross Internal Area  
50.63 sq m / 544.97 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.