



## 16 Collett Road, WARE

£425,000 Freehold

Three Bedrooms • CHAIN FREE • Modern Kitchen • Contemporary Refitted Shower Room • Spacious Living Room with Natural Light • Off-Street Parking • Front & Rear Garden • Close to Town Centre



## Accommodation Comprises:

### Hallway

### Lounge / diner

11' 6" x 20' 8" (3.50m x 6.29m)

### Kitchen

9' 7" x 14' 0" (2.93m x 4.27m)

### Bedroom 1

9' 7" x 12' 10" (2.93m x 3.91m)

### Bedroom 2

8' 4" x 13' 1" (2.54m x 4.00m)

### Study/Bedroom 3

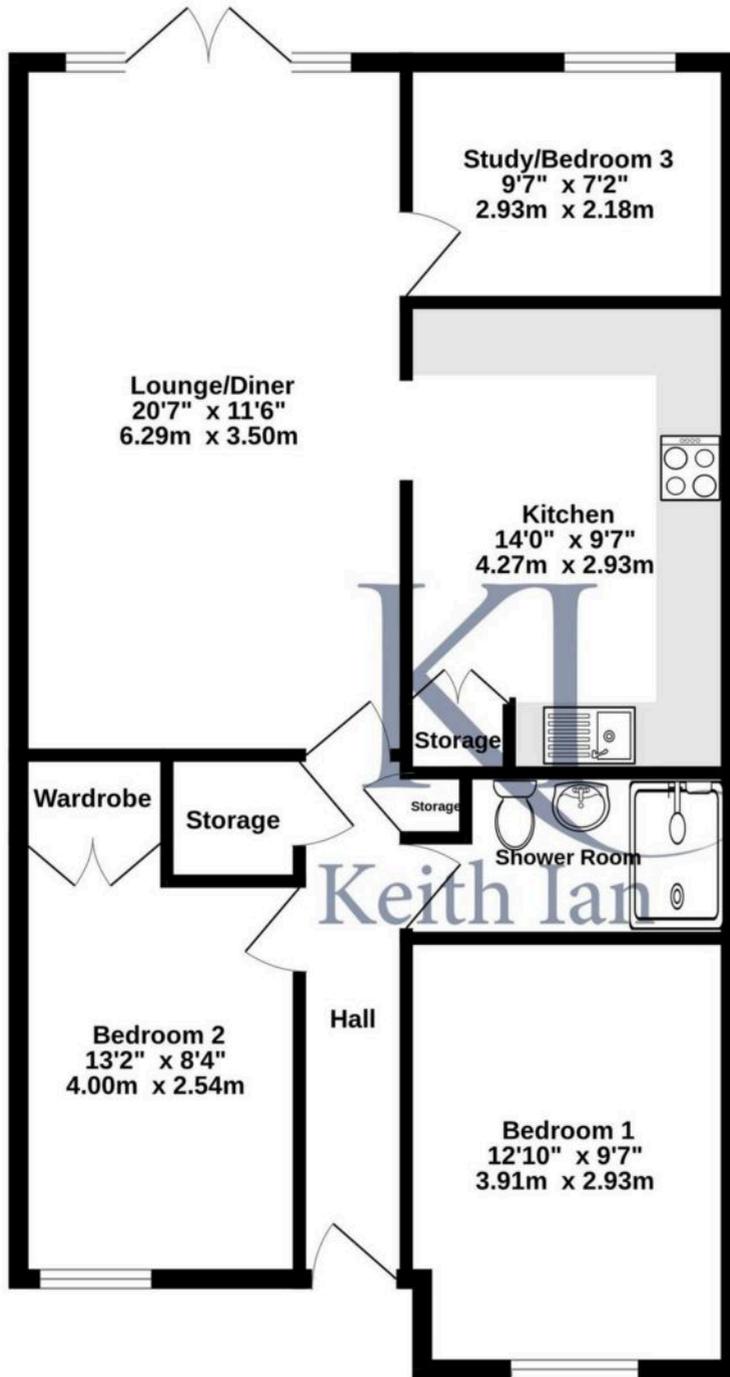
7' 2" x 9' 7" (2.18m x 2.93m)

### Shower Room





Ground Floor  
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 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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