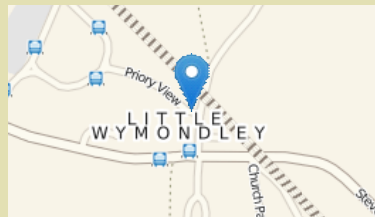




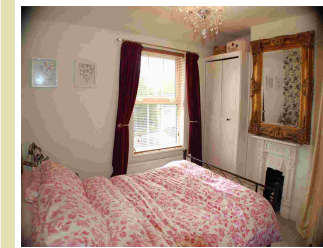
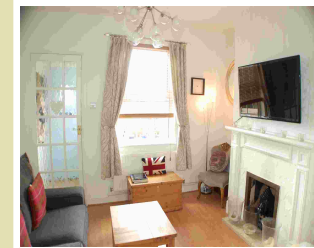
Environmental Impact (CO <sub>2</sub> ) Rating		Energy Efficiency Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Very poor - higher CO <sub>2</sub> emissions	Very energy efficient - lower running costs	Very poor - higher running costs
A	71	A	71
B	64	B	64
C	57	C	57
D	50	D	50
E	43	E	43
F	36	F	36
G	29	G	29

Not environmentally friendly - higher CO<sub>2</sub> emissions  
 England, Wales & N.Ireland  
 EU Directive 2002/91/EC



Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.

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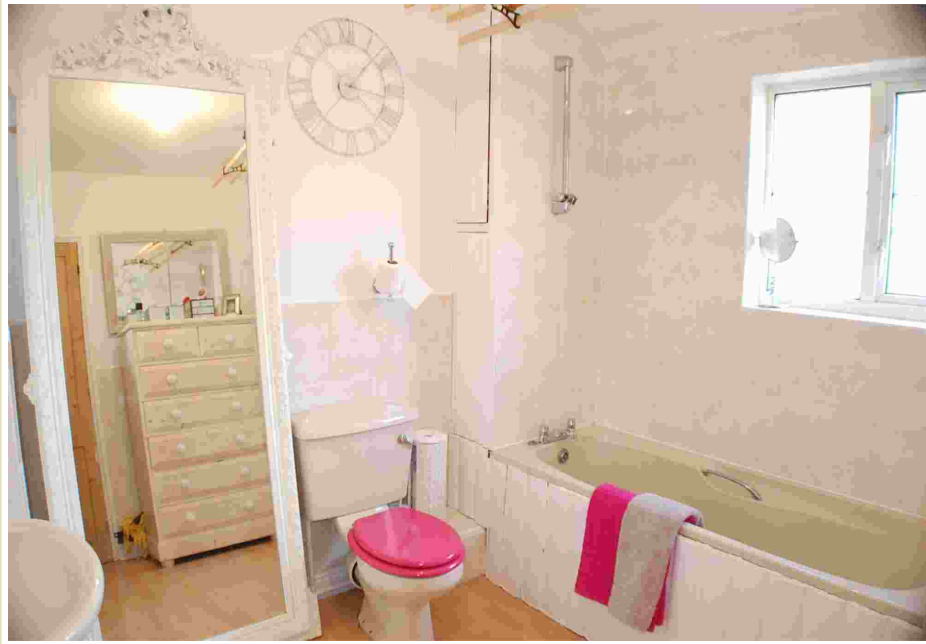


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Delightful Terrace Cottage With Parking

- One Bedroom
- Re-Fitted Kitchen
- Cosy Sitting Room
- Bathroom with 4 piece suite
- Green to front
- Gas Central Heating

## Ground Floor

**Introduction** This nicely presented one bedroom period cottage comprises of entrance lobby, re-fitted kitchen/dining room, cosy sitting room, double bedroom, large bathroom with four piece suite, gas central heating, outside there is a small landscaped front garden overlooking a small green to front and parking to rear.

**Entrance Lobby** Glazed panel door to:

**Lounge (Reception)** 11' 5" x 9' 11" (3.48m x 3.02m)

Wood laminate flooring, open fireplace, radiator, built in cupboard housing meters. Double glazed window with views to front aspect and door to kitchen.

**Kitchen** 11' 5" x 8' 11" (3.48m x 2.72m)

Re-fitted Kitchen with base and eye level units, solid wood work surface, inset butler sink. Electric hob with extractor fan above and oven under. Plumbing for washing machine and space for fridge freezer, radiator, stairs to first floor with small storage area underneath. Double glazed window and door to rear.

## First Floor

**Bathroom** Four piece suite comprising of a low level wc, bidet, pedestal wash hand basin and enclosed bath with shower attachment. Airing cupboard, radiator and a frosted double glazed window to rear aspect.

**Bedroom** 11' 4" x 10' 4" (3.45m x 3.15m)

Feature cast iron fireplace, built in cupboard, radiator and double glazed window to front aspect.

## Exterior

**Front Garden** Enclosed garden, shingle based with pathway leading to front door with trellis fencing.

**Rear Garden** Rear communal courtyard area with residents parking.