



## The Anchor Cambridge Road

Ware SG12 0TD

Price Guide £800,000



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KIRBY COLLETTI are proud to bring to market this FANTASTIC DEVELOPMENT OPPORTUNITY To Convert This Former Restaurant/Pub into Two Separate Residential Properties with FULL PLANNING PERMISSION GRANTED.

Full Planning Ref. No: 3/21/0852/FUL at [www.eastherts.gov.uk](http://www.eastherts.gov.uk)

The Anchor Pub is to the right hand side of the development, being the oldest section with plenty of original character features including a inglenook fireplace and exposed brickwork and beams.

The Bridge House is to the left hand side of the development, providing multiple basement rooms, a large garden and also scope to extend to the rear. The development will also be provided with ample parking ( see planning)

The property is located in the heart of Wadesmill Village. Wadesmill is a charming village which sits in the Rib Valley just 2 miles north of Ware Town Centre with its wealth of amenities including Rail Links serving London with Hanbury Manor Golf & Country Club also nearby.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

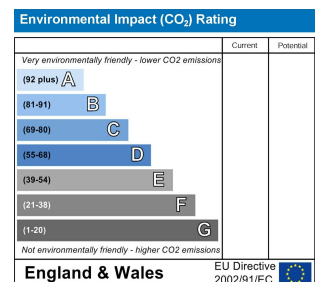
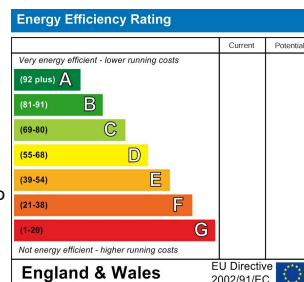


## Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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