



## 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.







