

Jonathan Hunt

ESTATE AGENCY

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76 Wheatsheaf Drive, Ware, SG12 0XR

Price Guide £210,000

One-Bedroom Ground-Floor Maisonette – Vicarage Development

A well-presented and conveniently located one-bedroom ground-floor maisonette, ideal for first-time buyers or investors. Situated in the popular Vicarage development, the property benefits from double glazing and gas central heating, ensuring comfort and energy efficiency. It also includes allocated parking and a private outdoor space. Offered chain-free, the sale will include an extended lease on completion, providing 146 years remaining. With peppercorn ground rent and low maintenance charges, this is a fantastic opportunity for those looking for a low-hassle investment or a comfortable home in a sought-after area. Contact us today to arrange a viewing!

76 Wheatsheaf Drive, Ware, SG12 0XR

LOUNGE 14'10" x 12'10" (4.54 x 3.92)

LOUNGE pic 2

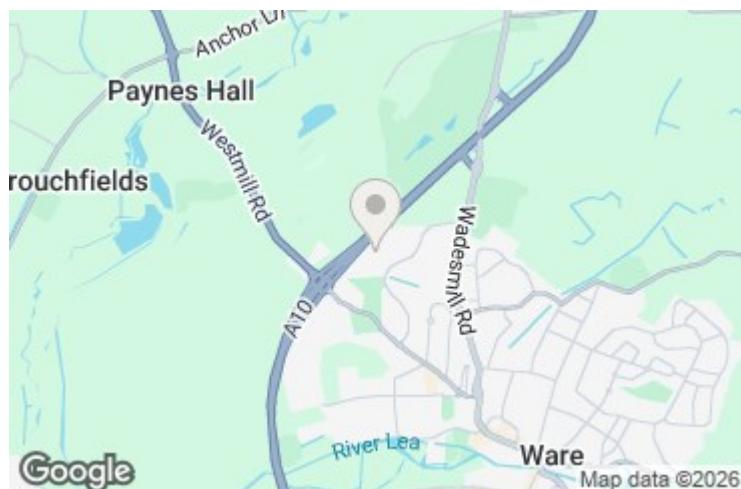
KITCHEN 7'6" x 5'11" (2.3 x 1.81)

BEDROOM 9'11" x 9'1" (3.03 x 2.78)

BEDROOM pic 2

SHOWER ROOM 7'4" x 5'5" (2.24 x 1.67)

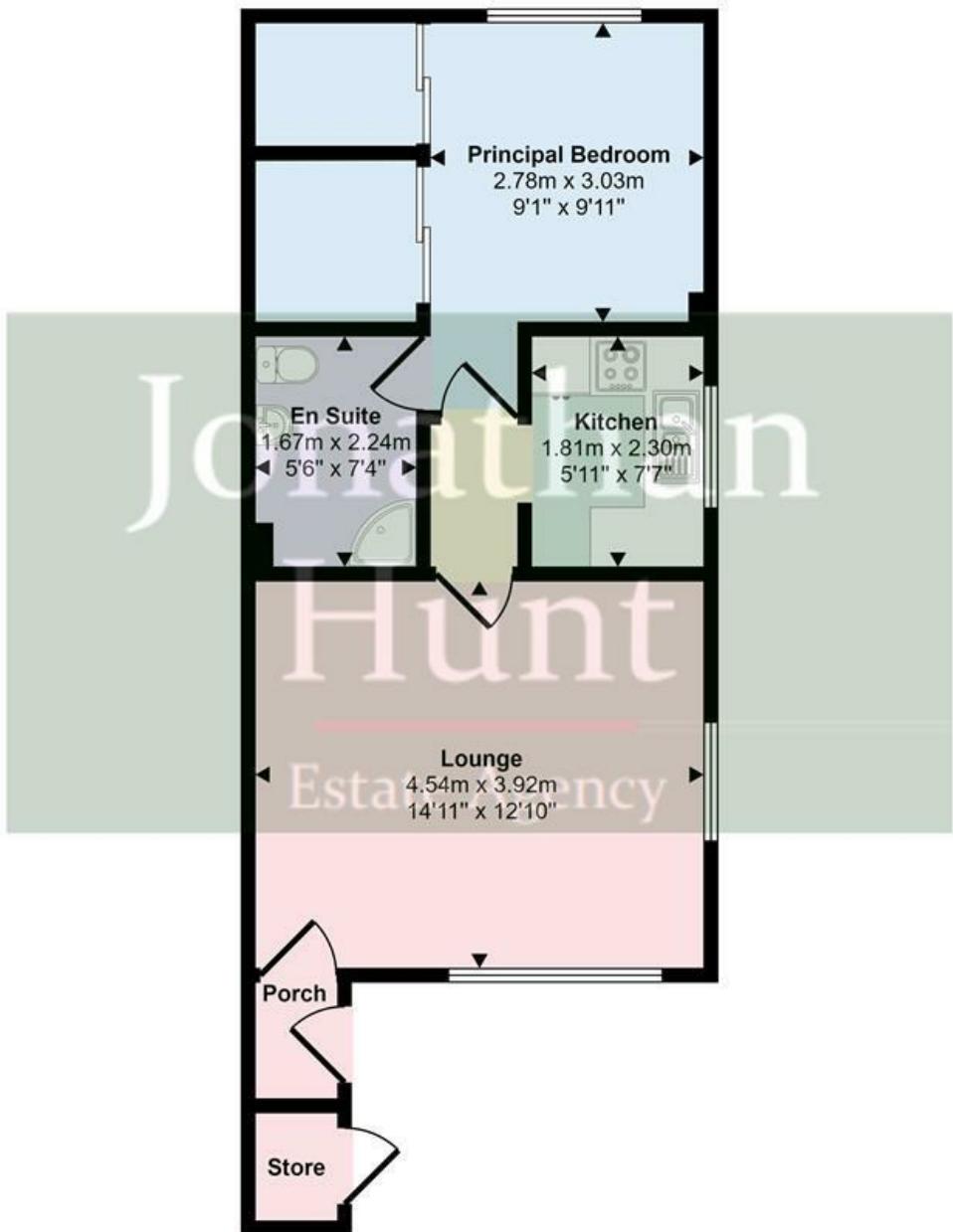
FRONT ASPECT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
46 sq m / 490 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.