



£225,000

Crib Street, Ware



Crib Street, Ware, SG12 9HG

Keith Ian are delighted to welcome you to this apartment located on Crib Street in Ware! This delightful property boasts a good size lounge/diner, refitted modern kitchen plus a modern bathroom and one double bedroom with fitted wardrobes.

Situated on the first floor, this apartment offers convenience and privacy. The property also comes with parking for one vehicle, ensuring you always have a secure place to park.

Located close to the town centre, you'll have easy access to a variety of shops, restaurants, and amenities. Whether you enjoy a leisurely stroll in the town or prefer a night out, this location offers the best of both worlds.

With a long lease, you can enjoy peace of mind knowing that this apartment can be your long-term home. Don't miss out on the opportunity to own or rent this lovely apartment in the heart of Ware. Contact us today to arrange a viewing and make this property your own!

Living near Ware's bustling High Street provides residents with a wealth of benefits. Here, you'll find a delightful mix of independent shops, boutiques, and local businesses, offering a unique shopping experience. From quaint cafes and cosy pubs to restaurants serving a variety of cuisines, the High Street is a haven for food enthusiasts. The vibrant market, held regularly, showcases local produce and artisanal goods. Additionally, the High Street hosts community events, festivals, and cultural celebrations throughout the year, fostering a strong sense of community spirit. Living near Ware's High Street ensures convenience, a vibrant social scene, and a charming ambiance right at your doorstep.

ACCOMMODATION COMPRISES

ENTRANCE HALL

LOUNGE/DINER

16'4 x 10'2 (4.98m x 3.10m)

KITCHEN

11'4 x 6'5 (3.45m x 1.96m)

BEDROOM

16'4 max points x 10'2 (4.98m max points x 3.10m)

BATHROOM

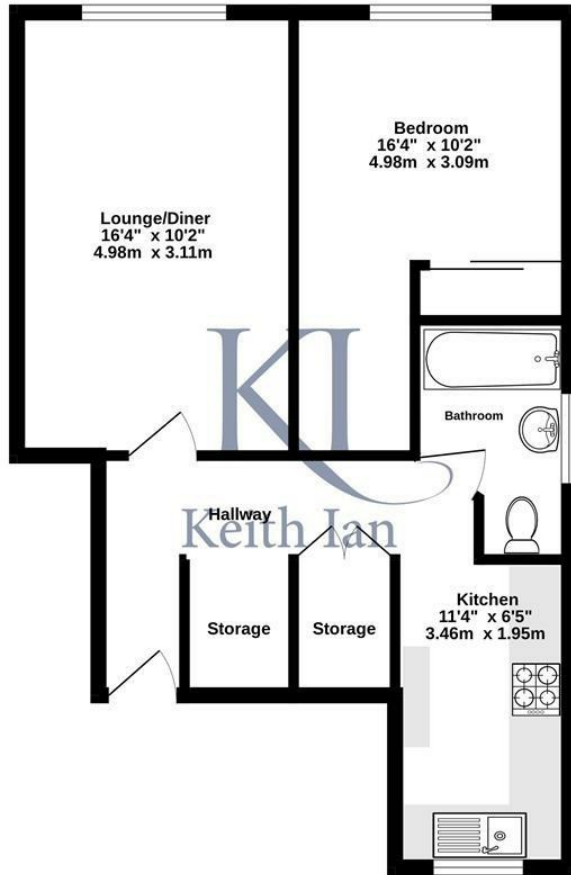
WHAT3WORDS

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First Floor
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 526 sq.ft. (48.9 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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	76

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	68

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