



£530,000

Greyfriars, Ware

Greyfriars, Ware, SG12 0XW

Located on the popular Vicarage Development, Keith Ian are delighted to offer this purpose built four bedroom semi detached family home. The ground floor offers a lounge, dining room, kitchen and conservatory plus a WC. The first floor comprises four bedrooms and a family bathroom. Externally there is a rear garden and off street parking for several vehicles to the front.

Ware is a charming town in East Hertfordshire, we believe the town offers an exceptional living experience and residents with a wealth of benefits. 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.





Driveway

Entrance Hall

Downstairs WC

Lounge/Diner

22'5 x 12'7

Dining Room

16'3 x 8'8

Kitchen

8'8 x 6'8

Conservatory From Kitchen

8'8 x 7'10

Conservatory From Lounge

12'6 x 8'9

Bedroom One

12'11 x 10'5

Bedroom Two

10'1 x 7'11

Bedroom Three

9'5 x 8'0

Bedroom Four

10'4 x 8'4

Family Bathroom

8'6 x 6'4

Garden

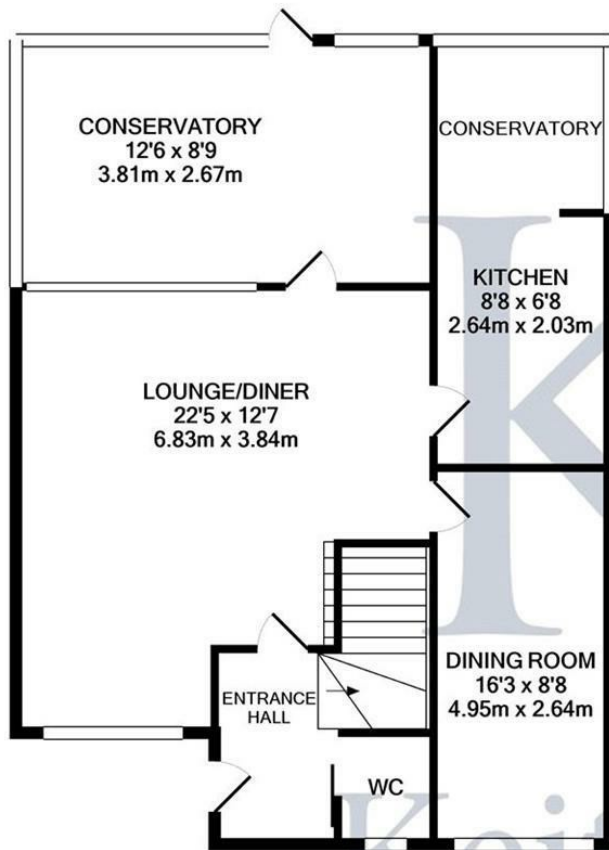
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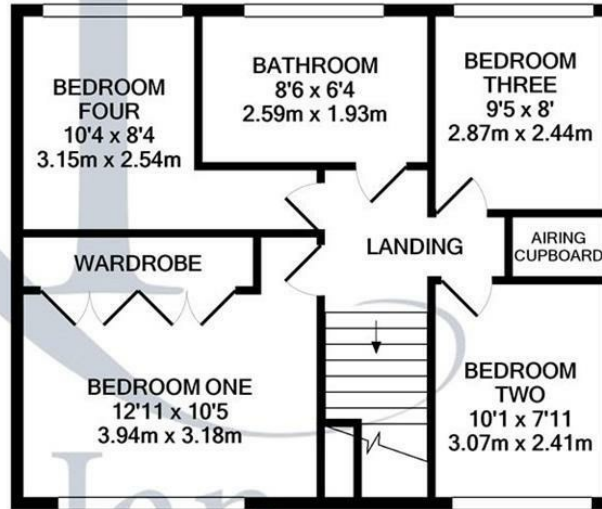








GROUND FLOOR
APPROX. FLOOR
AREA 697 SQ.FT.
(64.7 SQ.M.)

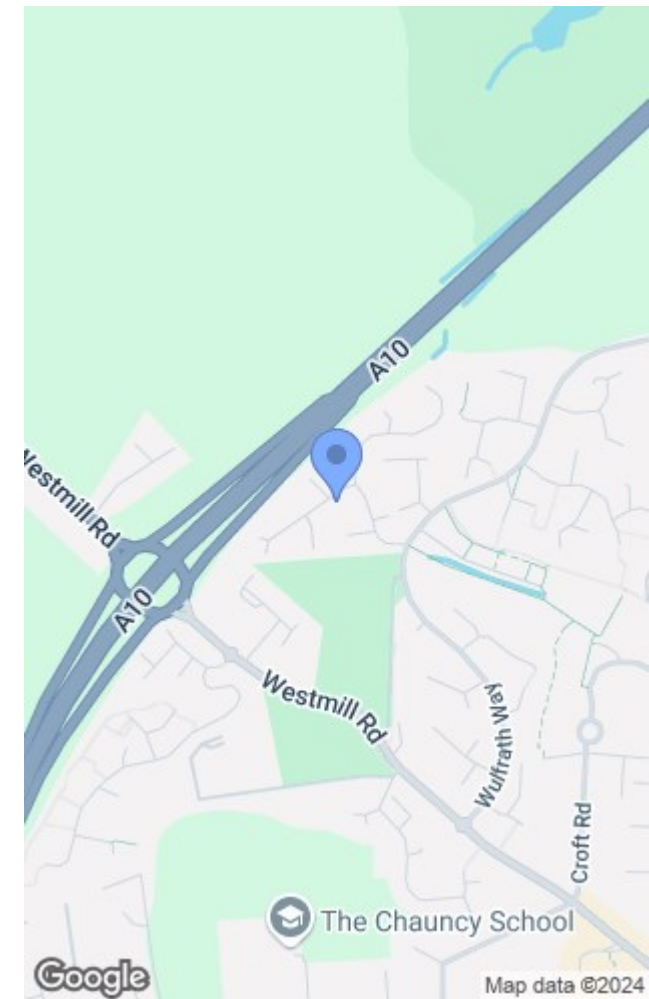


1ST FLOOR
APPROX. FLOOR
AREA 448 SQ.FT.
(41.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1145 SQ.FT. (106.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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/fitments 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			87
(81-91) B			
(69-80) C		70	
(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	

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