



£350,000

*Wheatsheaf Drive, Ware*



## **Wheatsheaf Drive, Ware, SG12 0XS**

*Keith Ian are delighted to offer this two bedroom terraced house situated on the popular Vicarage Development. The property has a good size lounge/ diner with door to rear garden and a modern kitchen to the ground floor. There are 2 good size bedrooms and bathroom to the first floor. The property benefits from double glazing, gas central heating a low maintenance enclosed rear garden and parking for two cars to the rear. This property is an ideal first time buy and is available CHAIN FREE.*

*Ware, a charming town in Hertfordshire, offers an exceptional living experience with its proximity to the High Street. 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 cozy 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.*

### **ACCOMODATION COMPRISES:**

#### **ENTRANCE HALLWAY**

#### **LOUNGE/ DINER**

*15 x 12'5 (4.57m x 3.78m)*

#### **KITCHEN**

*8'0 x 6'0 (2.44m x 1.83m)*

#### **STAIRS TO FIRST FLOOR**

#### **BEDROOM ONE**

*12'5 x 8'10 (3.78m x 2.69m)*

#### **BEDROOM TWO**

*9'3 x 8'3 (2.82m x 2.51m)*

#### **BATHROOM**

#### **GARDEN**

#### **TWO ALLOCATED PARKING SPACES**

#### **WHAT3WORDS**

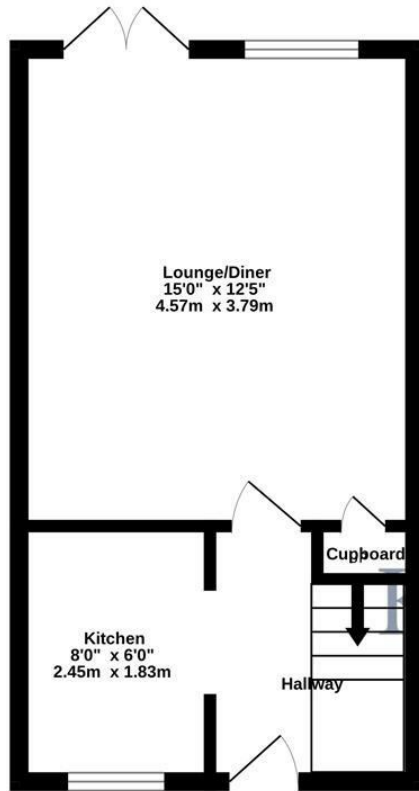
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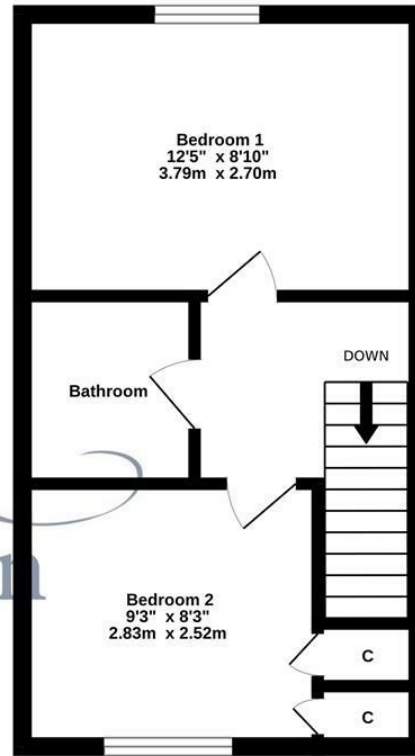




Ground Floor  
286 sq.ft. (26.6 sq.m.) approx.



1st Floor  
286 sq.ft. (26.6 sq.m.) approx.

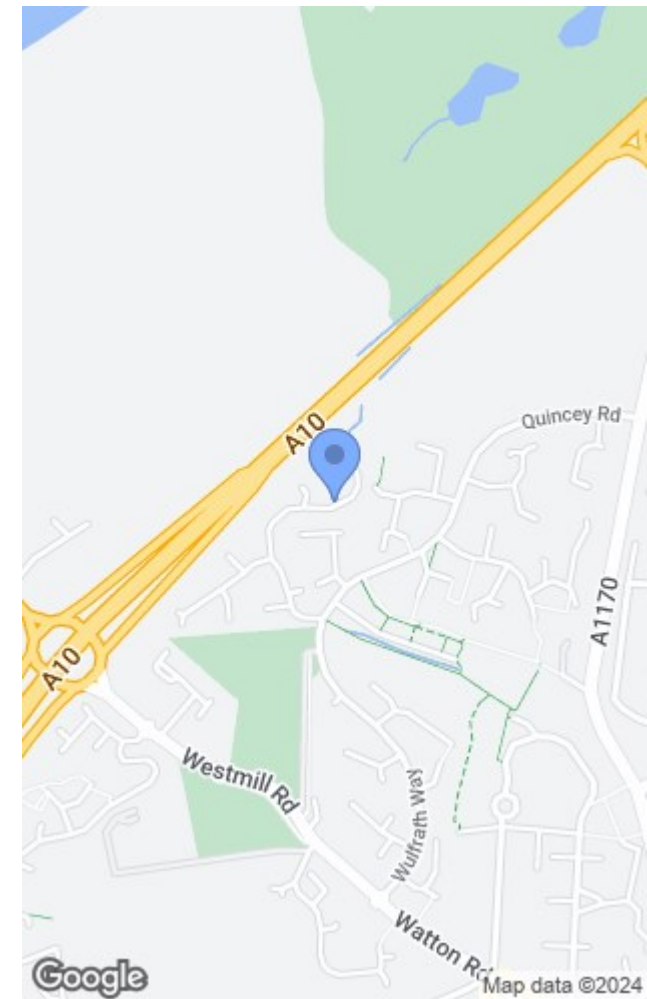


Keith Ian

TOTAL FLOOR AREA : 573 sq.ft. (53.2 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			90
(81-91) B		73	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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