



£425,000

Waggoners Yard, Ware

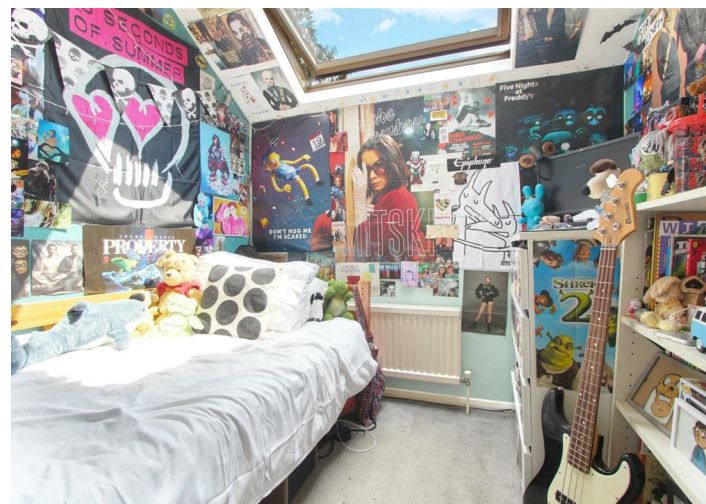
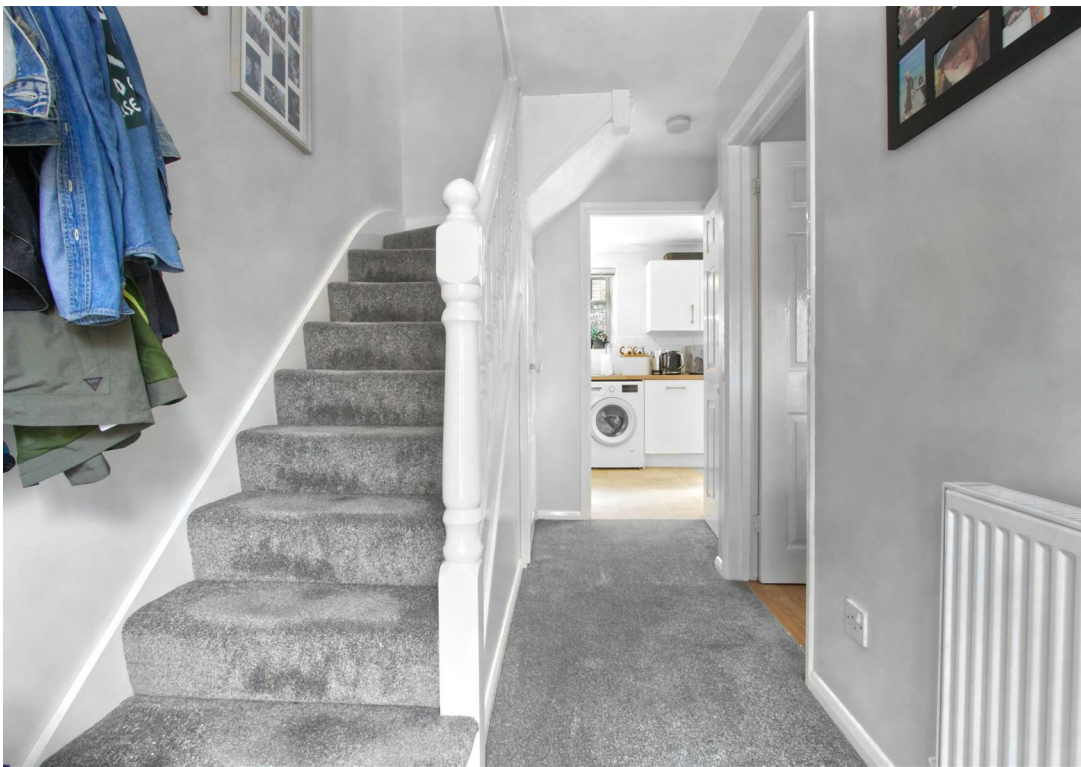


Waggoners Yard, Ware, SG12 9LG

Keith Ian are pleased to bring to market this well presented, 3 bedroom end of terrace house positioned in a prime location situated in the centre of town. The property comprises of a lounge, good size kitchen/ diner with doors to access the rear garden on the ground floor. To the first floor there are 3 well proportioned bedrooms and a family bathroom. The property also offers side access and is nestled away in a quiet pocket of this town centre development. The property offers allocated parking and is with a 5 minute walk to Ware train station. Early viewing is recommended.

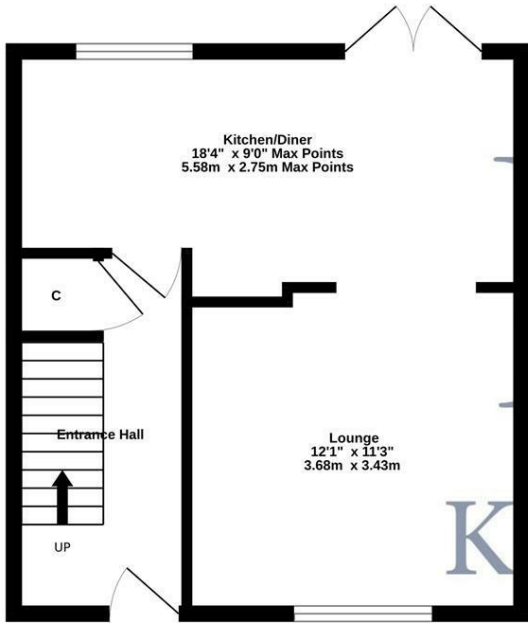
Ware is located 24 miles North of Central London and within easy reach of the capital and other large towns via its many road links such as the A10 and A414. The historic town centre offers a superb array of amenities including supermarkets, boutique shops, restaurants and public houses. The River Lee runs through the town centre with its famous Gazebo's and boasts scenic walks towards Hertford to the West and Broxbourne to the South.



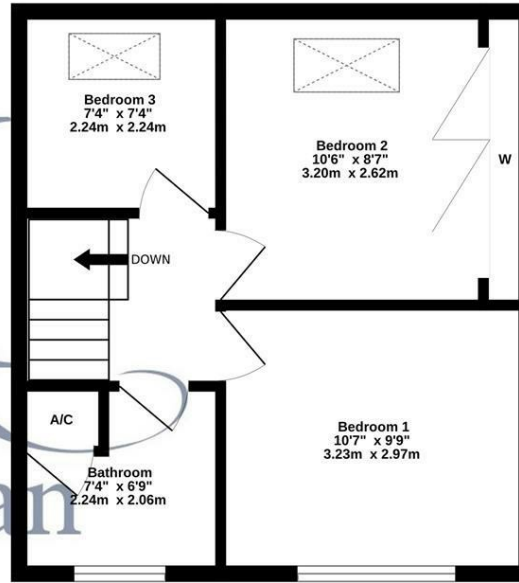




Ground Floor
371 sq.ft. (34.5 sq.m.) approx.



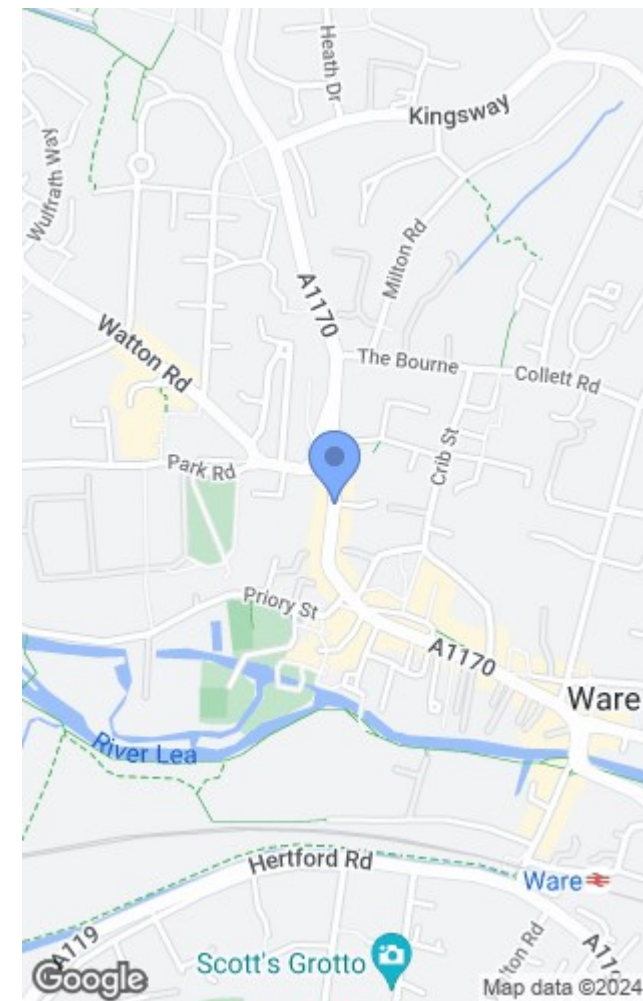
1st Floor
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (68.9 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/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 | | | 86 |
| (81-91) B | | | |
| (69-80) C | | 69 | |
| (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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