



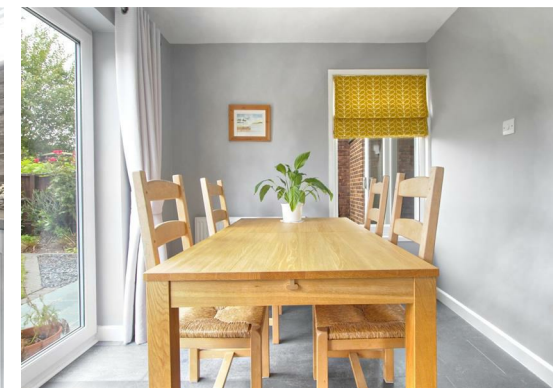
£525,000

Richmond Close, Ware

Richmond Close, Ware, SG12 0EN

Keith Ian are delighted to bring to market this beautifully presented four bedroom end of terrace house situated in the ever desirable Richmond Close in Ware. Offering fantastic accommodation throughout the home, downstairs boasts a modern fitted kitchen, spacious living area and a separate dining room. Upstairs there are four generously sized rooms, with an en suite and family bathroom. The property also benefits from off street parking, a well maintained rear garden, solely owned SOLAR PANELS and an integral garage.

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 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.





Entrance Hall

Kitchen

15'9 x 8'1

Lounge

20'6 x 14'8

Dining Area

11'9 x 7'8

Downstairs WC

Landing

Bedroom One

11'3 x 11'3

Bedroom Two

13'6 x 9'8

Bedroom Three

11'8 x 8'6

Bedroom Four

9'11 x 7'5

En-Suite

Family Bathroom

Garden

Off Street Parking

what3words

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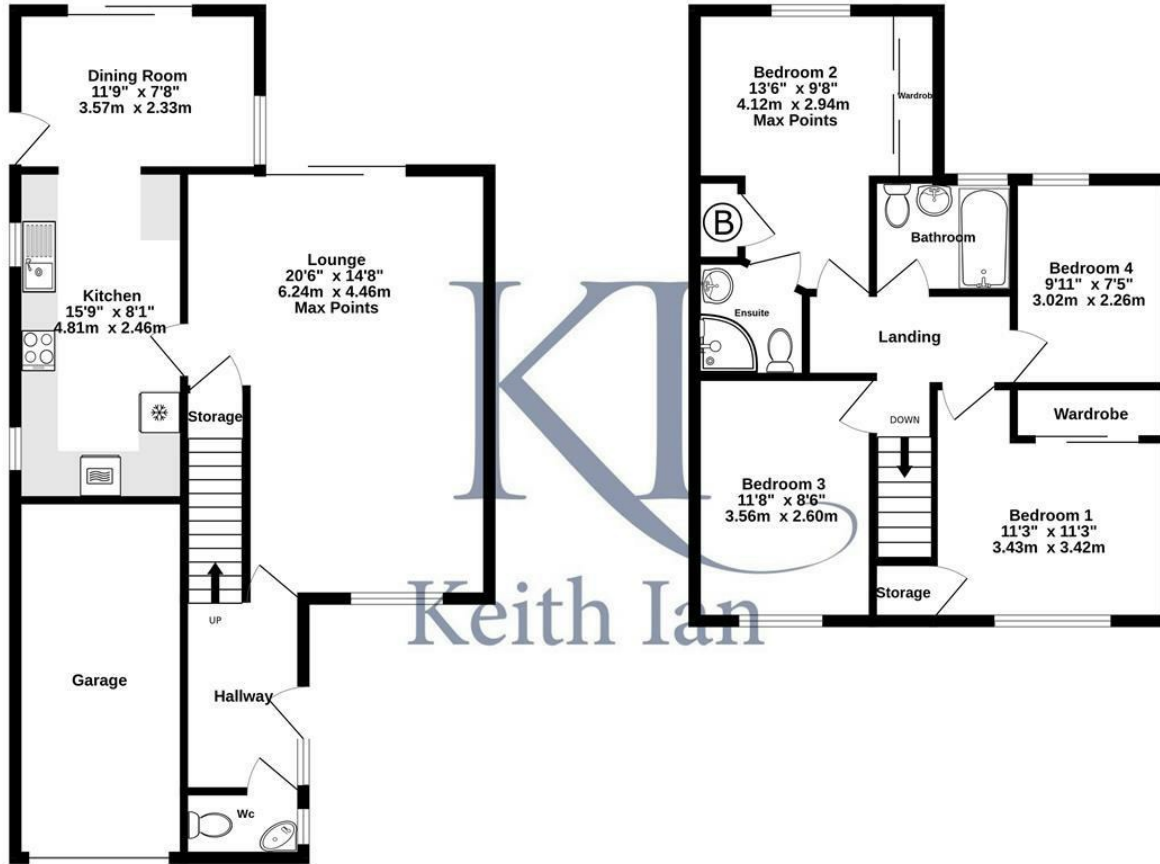






Ground Floor
726 sq.ft. (67.4 sq.m.) approx.

1st Floor
574 sq.ft. (53.3 sq.m.) approx.

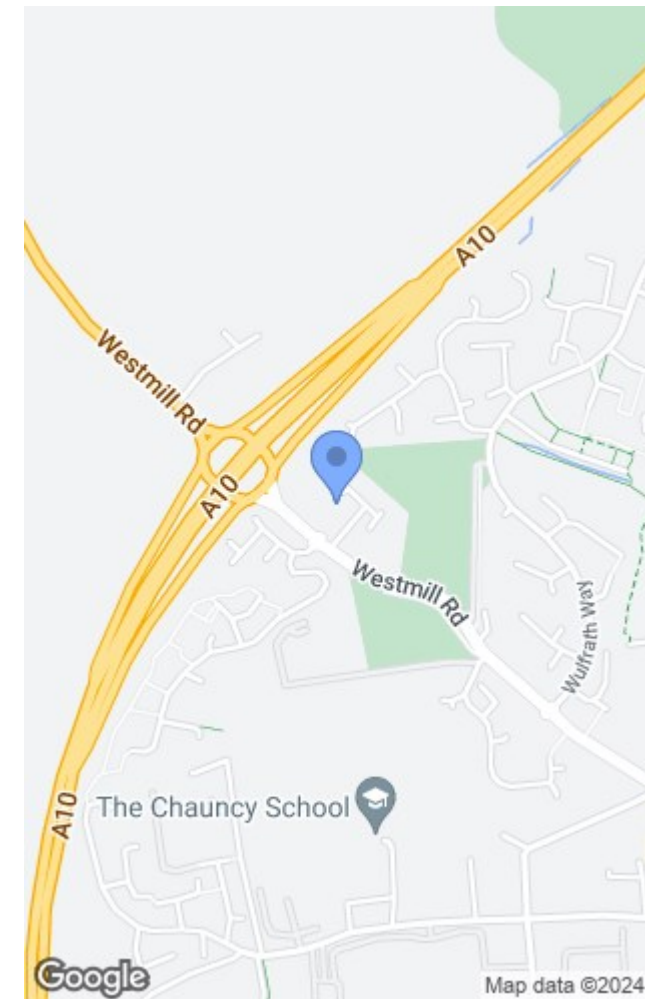


Keith Ian

TOTAL FLOOR AREA: 1300 sq.ft. (120.8 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 | | 82 | |
| (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 | |

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