



£475,000

*Upper Clabdens, Ware*

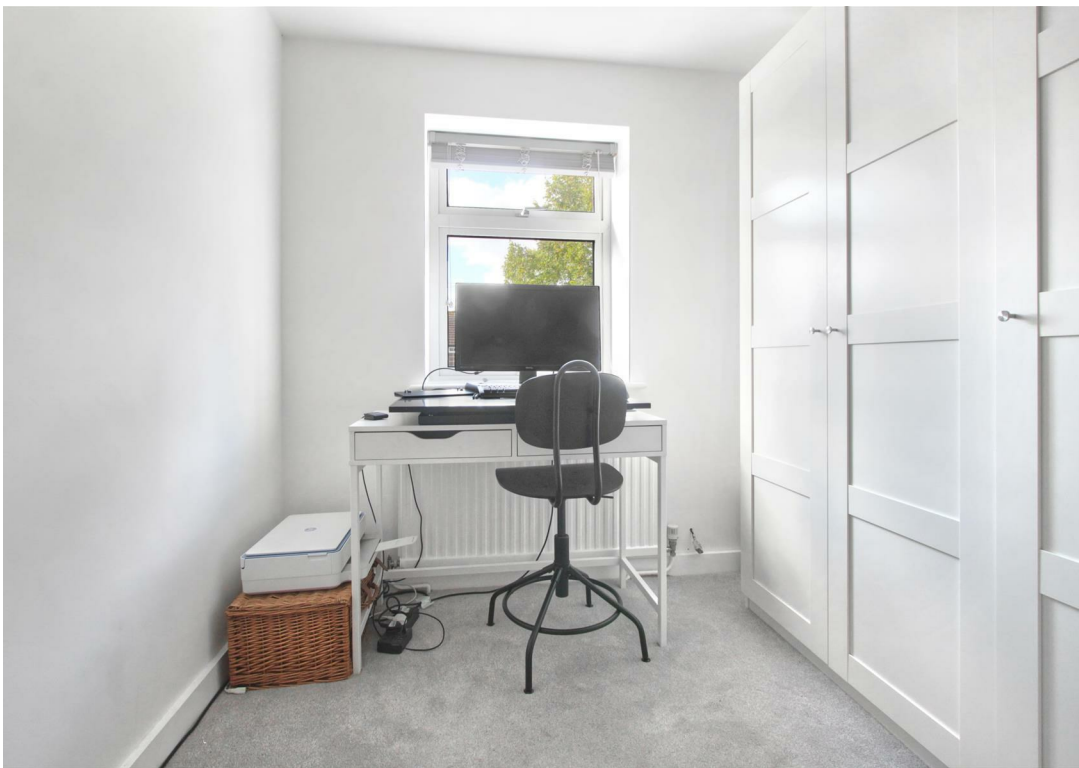
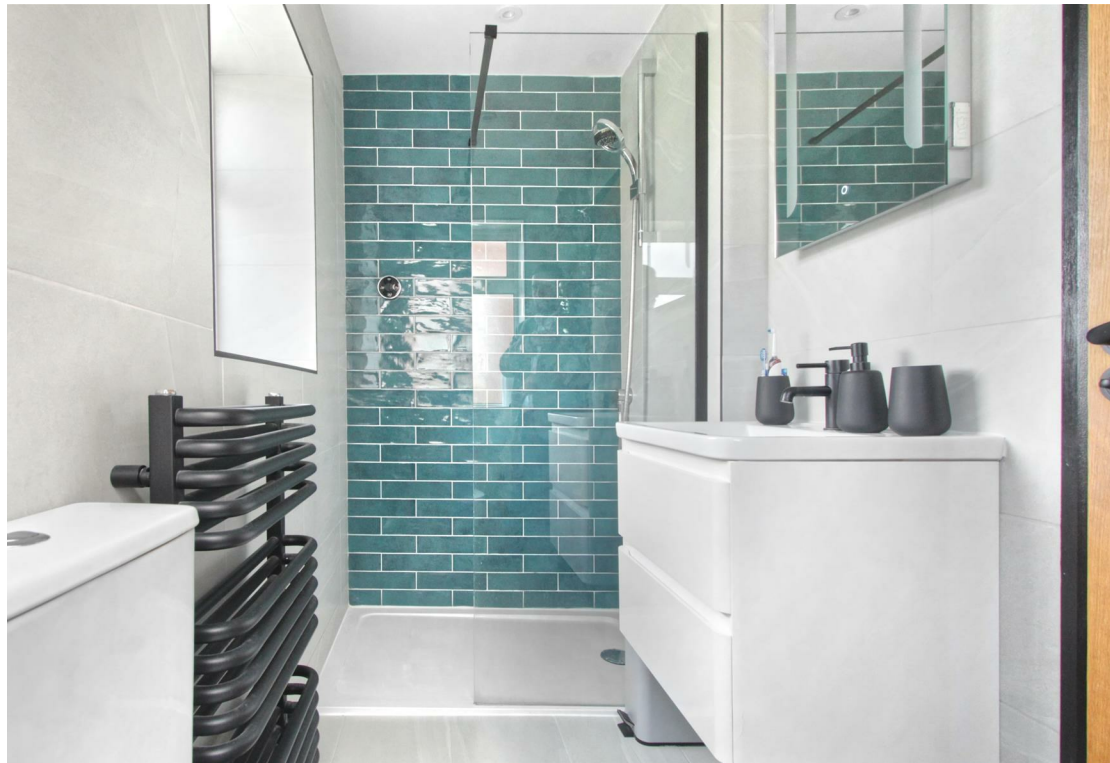


## ***Upper Clabdens, Ware, SG12 7HB***

*Located just a mile from Ware's mainline station, Keith Ian are delighted to offer this recently redecorated and modernised three bedroom semi detached family home. Comprising a lounge, kitchen/diner and utility to the ground floor with three good size bedrooms and a refitted shower room to the first floor. Further benefits include off street parking for several vehicles and a good size rear garden.*

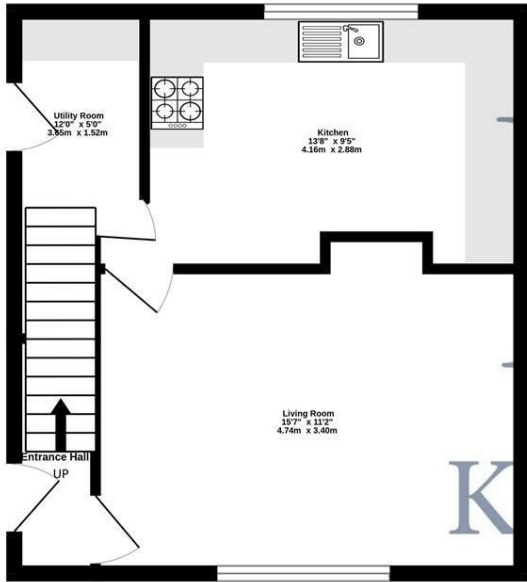
*Ware, a charming town in Hertfordshire, seamlessly blends historical allure with modern amenities. Renowned for its picturesque river walks along the River Lea, Ware offers residents and visitors a tranquil escape amidst nature. The riverside pathways provide a scenic backdrop for leisurely strolls, picnics, and moments of relaxation. Additionally, Ware boasts a well-connected railway station, enhancing its accessibility. The station serves as a vital transportation hub, connecting the town to London and other key destinations, making it an ideal residence for commuters. Beyond its natural beauty, Ware's town centre features a delightful array of shops, cafes, and restaurants, catering to diverse tastes. Whether enjoying the serene riverbank or accessing convenient transportation links, Ware offers a harmonious blend of historic charm and contemporary convenience.*



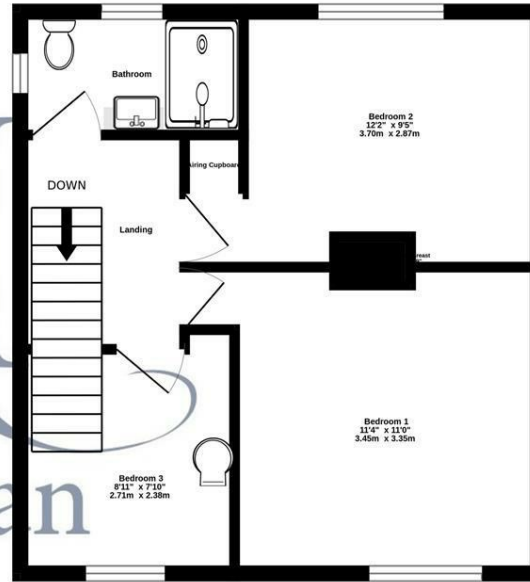




Ground Floor  
385 sq.ft. (35.7 sq.m.) approx.



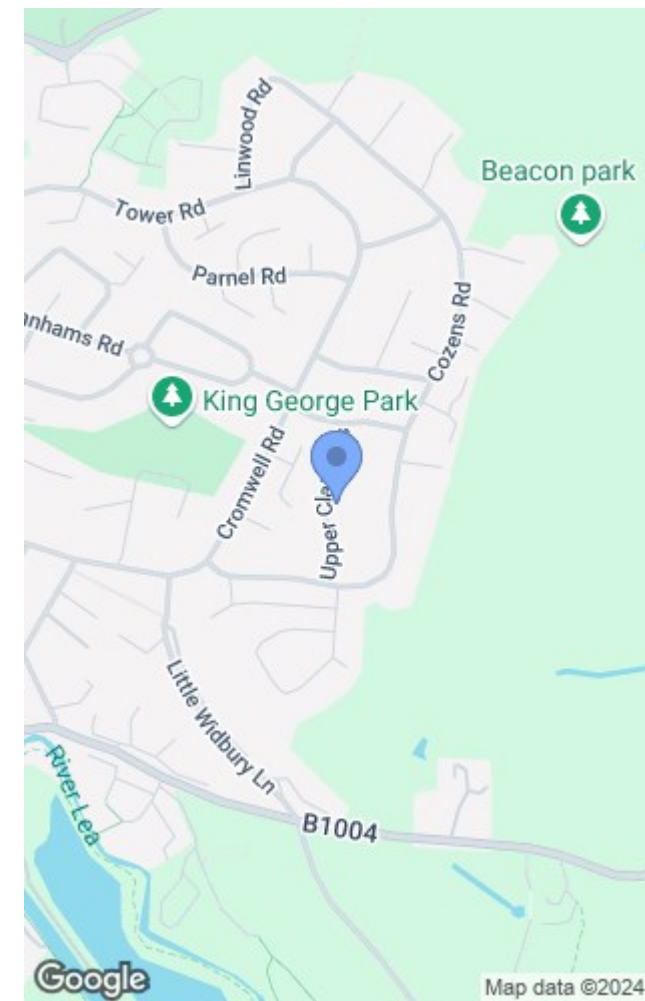
1st Floor  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 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			85
(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 <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	

T: 01920 463131  
ware@keithian.com  
www.keithian.com



Offices at Cheshunt Ware and Buntingford  
Managing Director Ian F. Robertson  
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