



Black Swan Court, Priory Street

£365,000 Freehold

Two Bedrooms • Freehold House • Town Centre • Off-Street Parking • Excellent Opportunity



Accommodation Comprises:

Entrance Hall

Lounge/Diner

16' 3" x 12' 6" (4.95m x 3.81m)

Kitchen

12' 6" x 7' 3" (3.81m x 2.21m)

Spiral Staircase to First Floor

Bedroom One

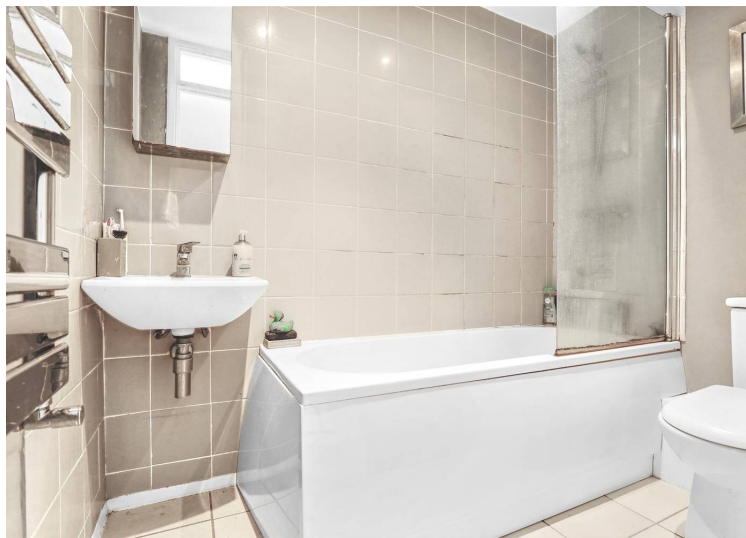
12' 6" x 8' 8" (3.81m x 2.64m)

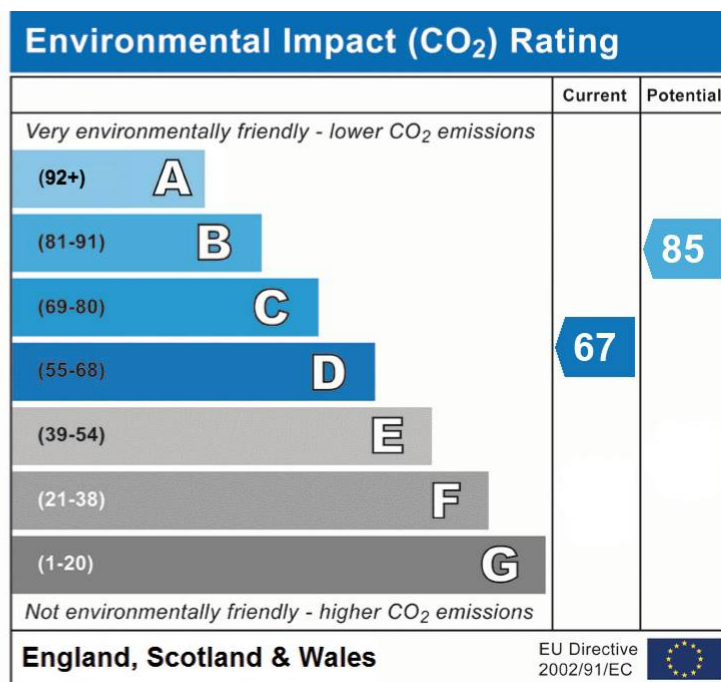
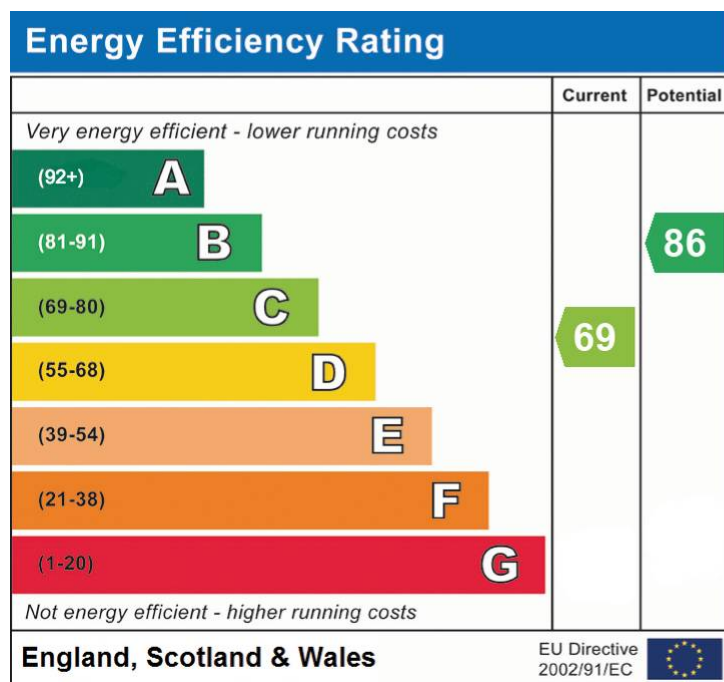
Bedroom Two

12' 6" x 7' 3" (3.81m x 2.21m)

Bathroom







Located just off Ware High Street and within close proximity of all the local amenities, Keith Ian are delighted to offer this two bedroom house. Benefitting from a lounge/diner with attractive spiral staircase and a kitchen to the ground floor. The first floor offers two double bedrooms and a refitted bathroom. There is one off street parking space with the property and a small courtyard area for seating.

Ware is a beautiful town in Hertfordshire, offers an exceptional lifestyle centered around its vibrant and welcoming High Street. Living close to this bustling hub brings the perfect mix of convenience and charm, with a wide range of independent shops, boutique stores, and local businesses offering something for everyone. Whether you're enjoying a coffee at a cosy café, catching up with friends at a traditional pub, or dining out at one of the many restaurants serving cuisines from around the world, there's always something to explore. The regular market adds to the appeal, showcasing fresh local produce and unique artisanal goods. Throughout the year, the High Street comes alive with community events, festivals, and celebrations, creating a warm and inclusive atmosphere for all ages.

With excellent transport links, including a train station offering direct services to London in under 45 minutes, and a variety of highly regarded schools nearby, Ware is the perfect choice for families and commuters alike. Combining modern amenities with timeless character, it's a fantastic place to enjoy a vibrant and fulfilling lifestyle.

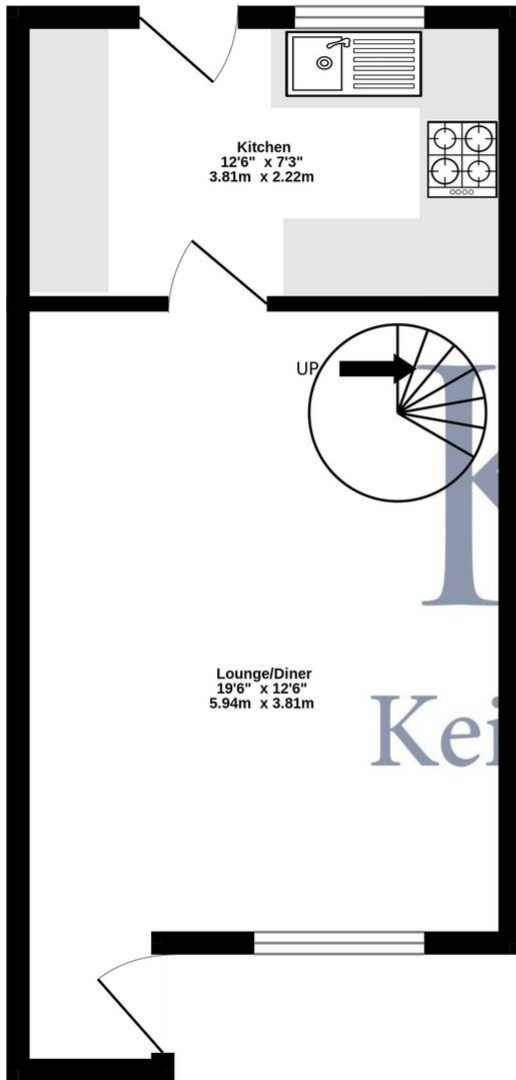
Council Tax band: D

Tenure: Freehold

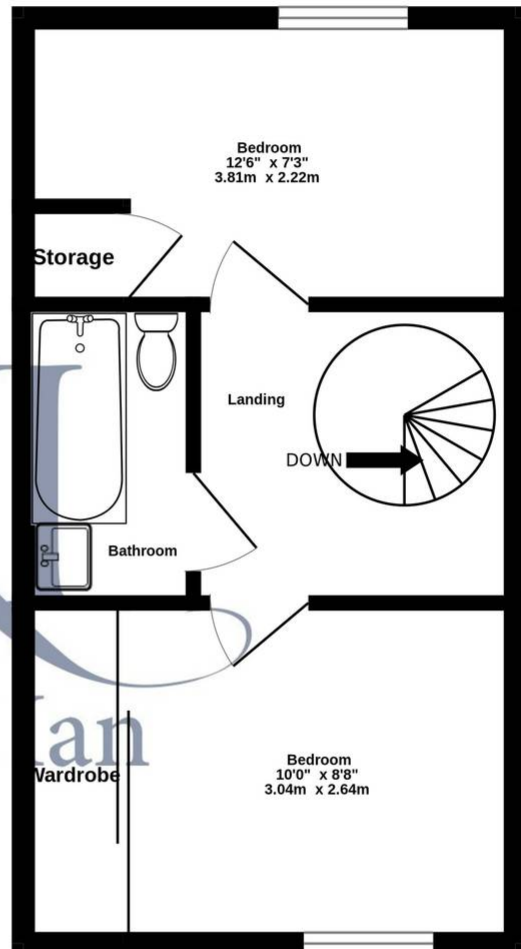
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Ground Floor
306 sq.ft. (28.4 sq.m.) approx.



1st Floor
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.7 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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