



Leaside Walk East Street, WARE

£310,000 Freehold

2 Bedroom Character Property • Town Centre Location • Refurbished by the Current Owners • Walking Distance To Ware Train Station • Modern Shower Room • Contemporary Style Kitchen • Open Plan Living Accommodation



Lounge

20' 4" x 11' 0" (6.20m x 3.35m)

Kitchen

14' 4" x 7' 4" (4.37m x 2.24m)

Bedroom One

11' 0" x 10' 0" (3.35m x 3.05m)

Bedroom Two

9' 4" x 5' 3" (2.84m x 1.60m)

Shower Room

Agents Note

We have been advised by the property owner that the following works have taken place. - Brand New Boiler fitted December 2024 - New Bathroom fitted January 2025 - New Kitchen fitted June 2025 - New radiators throughout house - Brand New Velux window fitted in bathroom June 2025 - New Carpets Fitted 2025





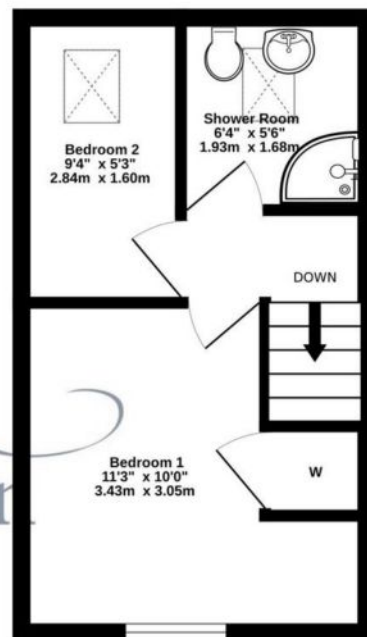
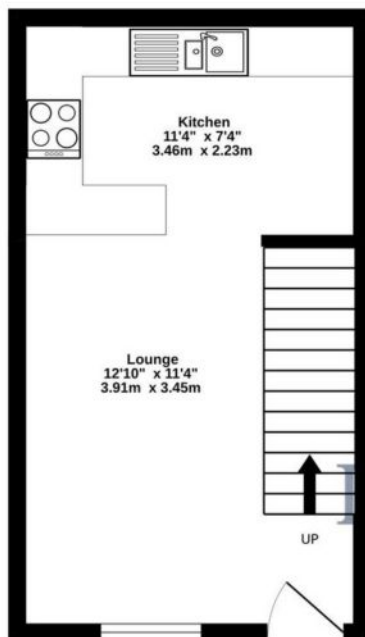
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) 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, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor
229 sq.ft. (21.3 sq.m.) approx.

1st Floor
229 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA : 458 sq.ft. (42.5 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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