



Priory Street
Ware | SG12 0DE

AGENT HYBRID

£450,000



Agent Hybrid proudly presents this beautifully presented, Grade II listed two-bedroom semi-detached home, situated in a sought-after area of Ware and just a short 0.7-mile walk to Ware train station. With its seamless blend of modern finishes and preserved period features, this turnkey property is ready to welcome its next owner. Step through the front door into a spacious lounge, where a log-burning fireplace serves as a cozy centerpiece. The room's character is enhanced by exposed beams, original fireplaces, and vintage internal doors that evoke its historic charm. An opening from the lounge leads into an inner hall, providing access to a stylish, contemporary shower room and a quaint "nook"-style dining area perfect for intimate gatherings. Two steps lead up from the dining area into a modern kitchen, designed with shaker-style cabinetry and equipped with a range cooker and butler sink, blending elegance with functionality. From the inner hall, stairs rise to the first floor, where two generous bedrooms await. The master bedroom offers the added luxury of a walk-in dressing area, providing ample storage and a sense of privacy. The private rear garden is meticulously maintained, featuring a lush lawn and a secluded patio area at the far end, ideal for outdoor dining and relaxation. Gated side access offers convenient passage back to the front of the property, where first-come, first-served street parking is available. With its thoughtful blend of historical charm and modern comfort, this exceptional home is a must-see. Early viewing is highly recommended to fully appreciate all it has to offer.

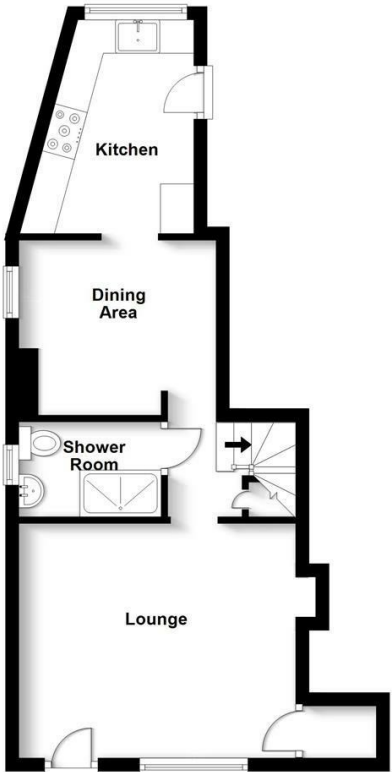
DIMENSIONS

- Lounge 13'8 x 11'7
- Inner Hall 6'9 x 4'2
- Shower Room 7'2 x 4'8
- Dining Area 9'8 x 8'7
- Kitchen 10'6 x 8'8 (max to max)
- Bedroom 1: 13'9 x 12'6
- Walk in Wardrobe 7'1 x 6'3
- Bedroom 2: 14'1 x 14'2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
	61	

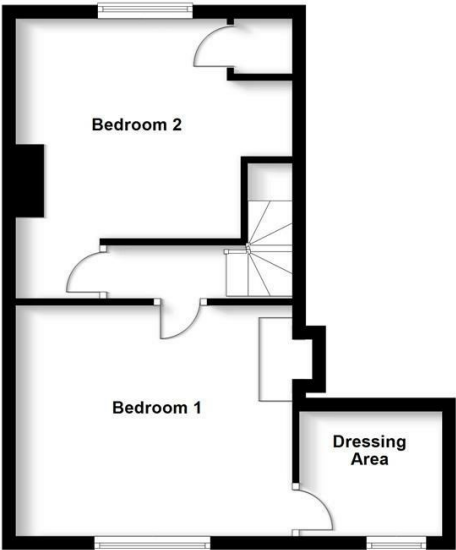
Ground Floor

Approx. 37.2 sq. metres (400.0 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.5 sq. feet)



Total area: approx. 73.6 sq. metres (792.5 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Rome sizes should not be relied upon for furnishing purposed and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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