



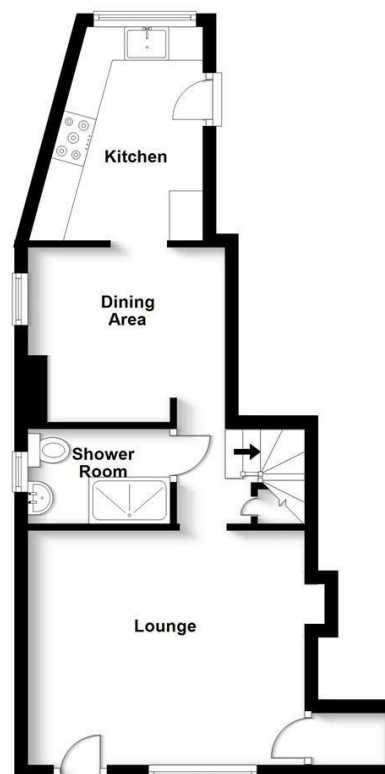
Priory Street
Ware | SG12 0DE

AGENT HYBRID

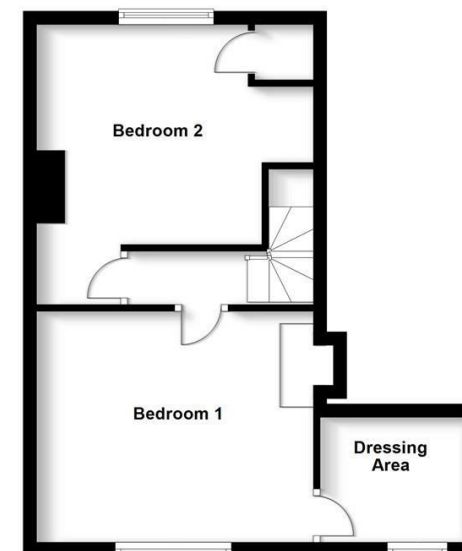
A modern, minimalist bedroom with a white bed, a desk with a computer, and a large window. The room features a white bed with a black headboard and footboard, a desk with a computer monitor, keyboard, and speakers, and a large window with white blinds. The room is decorated with a white rug, a black headboard, and a black footboard. The lighting is warm and ambient, with a pendant light hanging over the bed and a desk lamp over the desk. The overall aesthetic is clean and contemporary.



Ground Floor
 approx. 37.2 sq. metres (400.0 sq. feet)



Approx. 36.5 sq. metres (392.5 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. Some 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.

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			
(81-91) B			
(69-80) C			83
(55-68) D		61	

AGENT HYBRID