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Church Street, Ware, SG12 9XA  
£375,000





## Church Street, Ware, SG12 9XA

Westwood Leber are delighted to bring to the market this charming two bedroom period property within this private award winning courtyard in Ware's Town Centre, just a short walk from Ware's British Rail station servicing Tottenham's Hale and London Liverpool St. The property offers flexible and open plan living space with two bedrooms and is offered in excellent condition throughout. The property benefits from being freehold and allocated parking for two cars. An internal viewing is highly recommended!



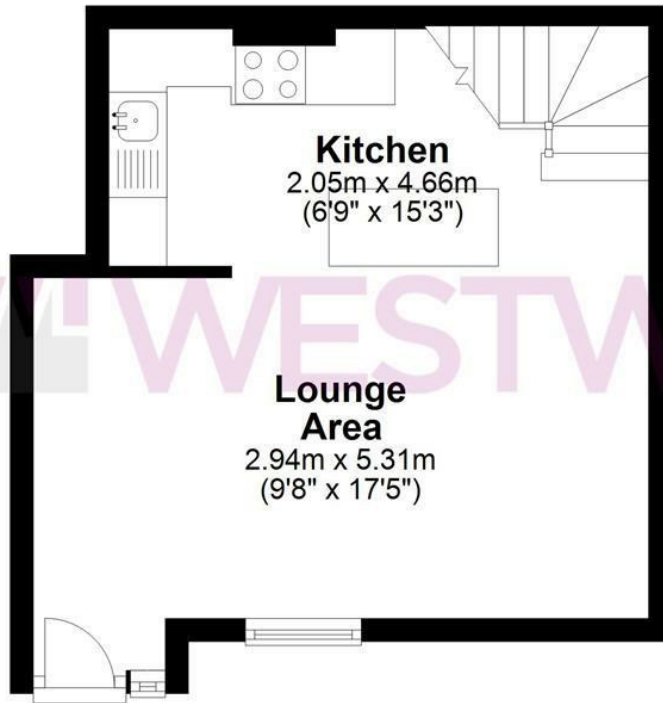
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## Ground Floor

Approx. 26.1 sq. metres (280.7 sq. feet)

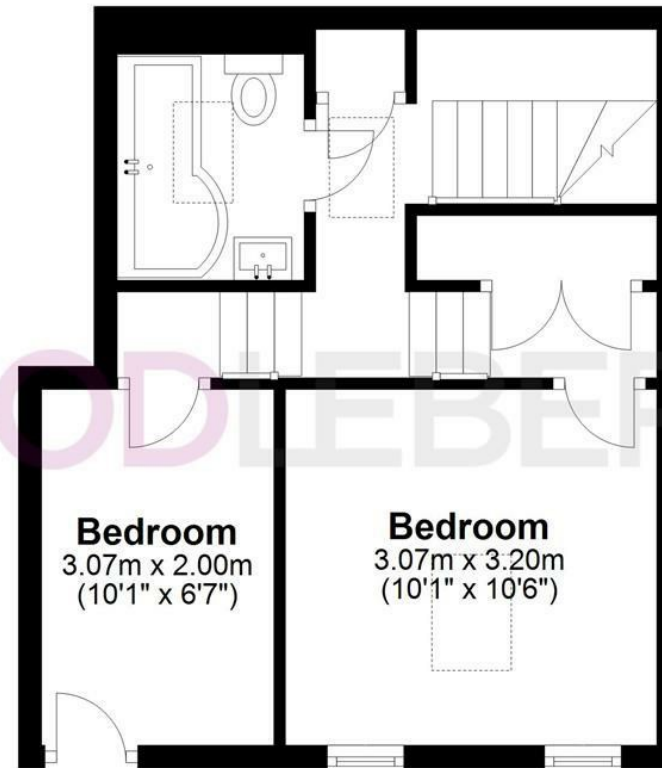


**Kitchen**  
2.05m x 4.66m  
(6'9" x 15'3")

**Lounge Area**  
2.94m x 5.31m  
(9'8" x 17'5")

## First Floor

Approx. 30.7 sq. metres (330.7 sq. feet)



**Bedroom**  
3.07m x 2.00m  
(10'1" x 6'7")

**Bedroom**  
3.07m x 3.20m  
(10'1" x 10'6")

Total area: approx. 56.8 sq. metres (611.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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