



Vicarage Road, Ware SG12 7BG  
Offers in excess of £500,000



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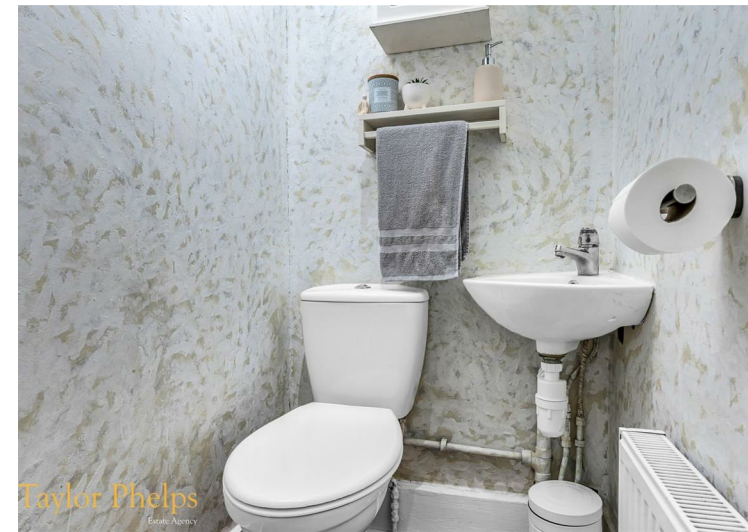
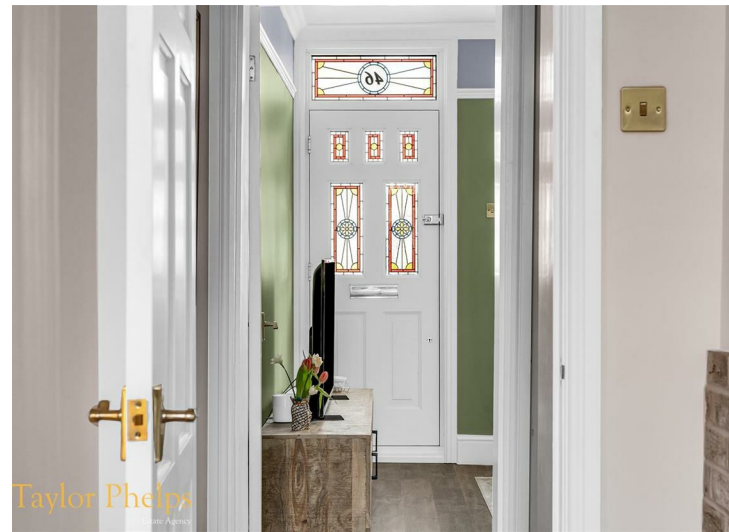


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Taylor Phelps

Estate Agency

*Taylor Phelps are delighted to offer this larger style, bay fronted Victorian home with three bedrooms, positioned on Vicarage Road in Ware. This exceptional property has been subject to high spec upgrades throughout including a bespoke refitted kitchen with quartz worksurfaces and a luxurious bathroom suite. The downstairs accommodation features two reception rooms, with the three bedrooms and additional w/c on the first floor. Externally there is a superb south facing landscaped garden with useful covered storage area to the rear. Vicarage Road itself is located conveniently for Ware high street and Ware train station which serves both Hertford East and London Liverpool St*





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The vendors of this property have advised of the following.

Newly fitted bathroom suite, with strong water pressure pump, electric under floor heating, fully insulated, and new electrics.

Newly fitted kitchen with under floor heating, under plinth heaters, fully integrated appliances, built in Neff oven and microwave, and new electrics.

Newly renovated dining room with fully insulated walls/floors and new electrics.

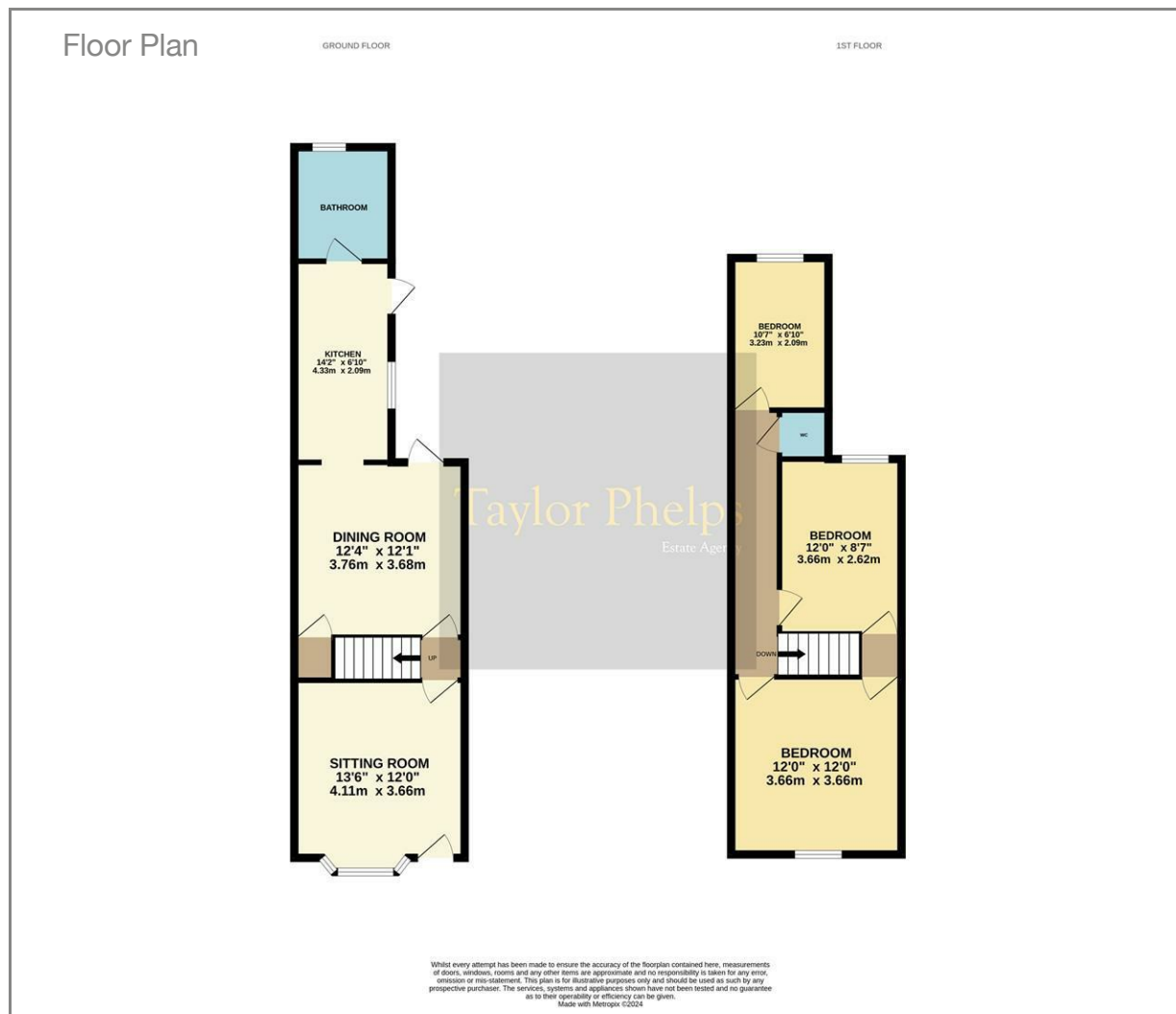
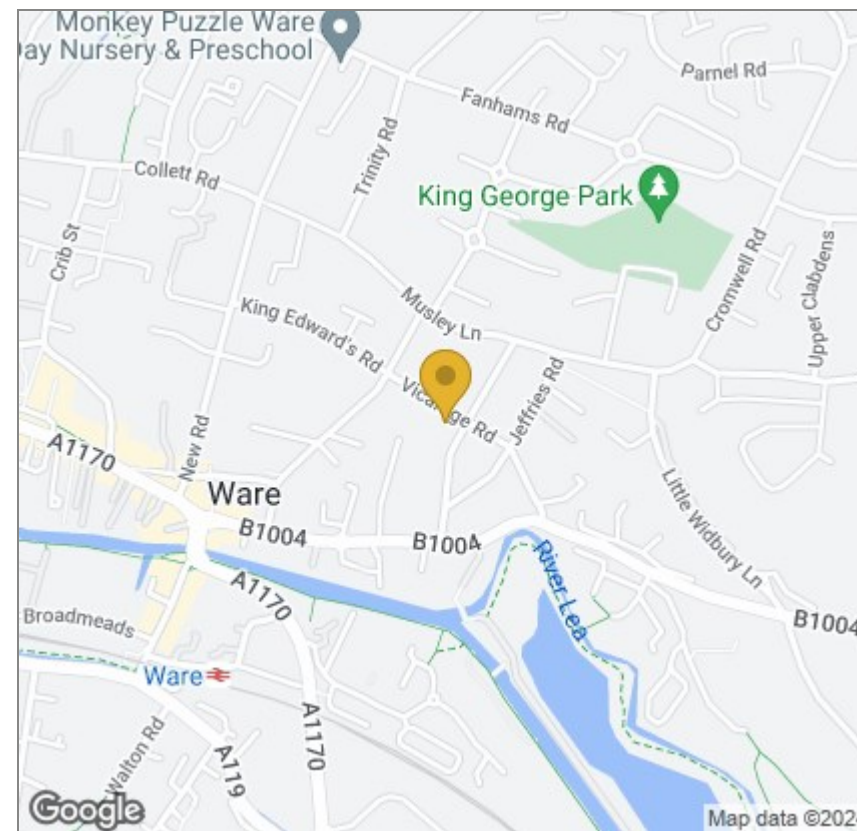
Newly renovated living room with log burner, fully insulated walls/floors and new electrics.

New flooring throughout and double glazed windows throughout the property.

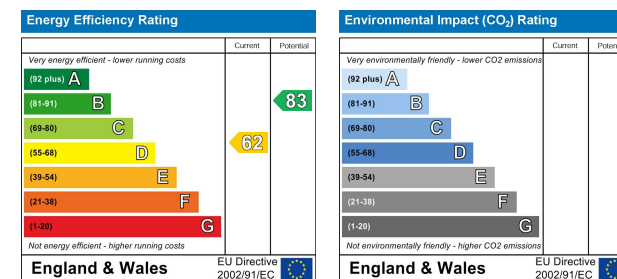
Garden with new front and back garden paths and mature olive tree.

Fully serviced boiler, new radiators, new gas pipes and meter.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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