

Taylor Phelps are pleased to offer this three bedroom family home positioned at Barley Ponds Close in Ware. This house is located close to good schools and not far from the town centre which offers a number of high street amenities and Ware train station which serves both Hertford East and London Liverpool Street. Available Chain Free.













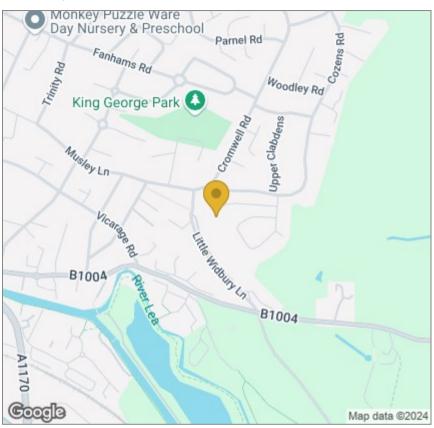




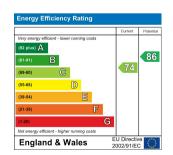
Floor Plan

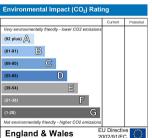
## GROUND FLOOR 385 sq.ft. (35.8 sq.m.) approx. 1ST FLOOR 392 sq.ft. (36.4 sq.m.) approx. BATHROOM 10'5" x 6'11" 3.17m x 2.11m BEDROOM 9'8" x 9'1" 2.94m x 2.76m LOUNGE/DINER 20'1" x 11'0" 6.13m x 3.35m HALLWAY TOTAL FLOOR AREA: 776 sq.ft. (72.1 sq.m.) approx ery attempt has been made to ensure the accuracy of the florigan contained here, measurements yieldown, rooms and any other terms are approximate and no responsibility is steen for any error, yieldown, rooms and any other terms are approximate and no responsibility is steen for any error, and the property of the p

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.









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