



Post Wood Road, Southside, Ware SG12 9NJ

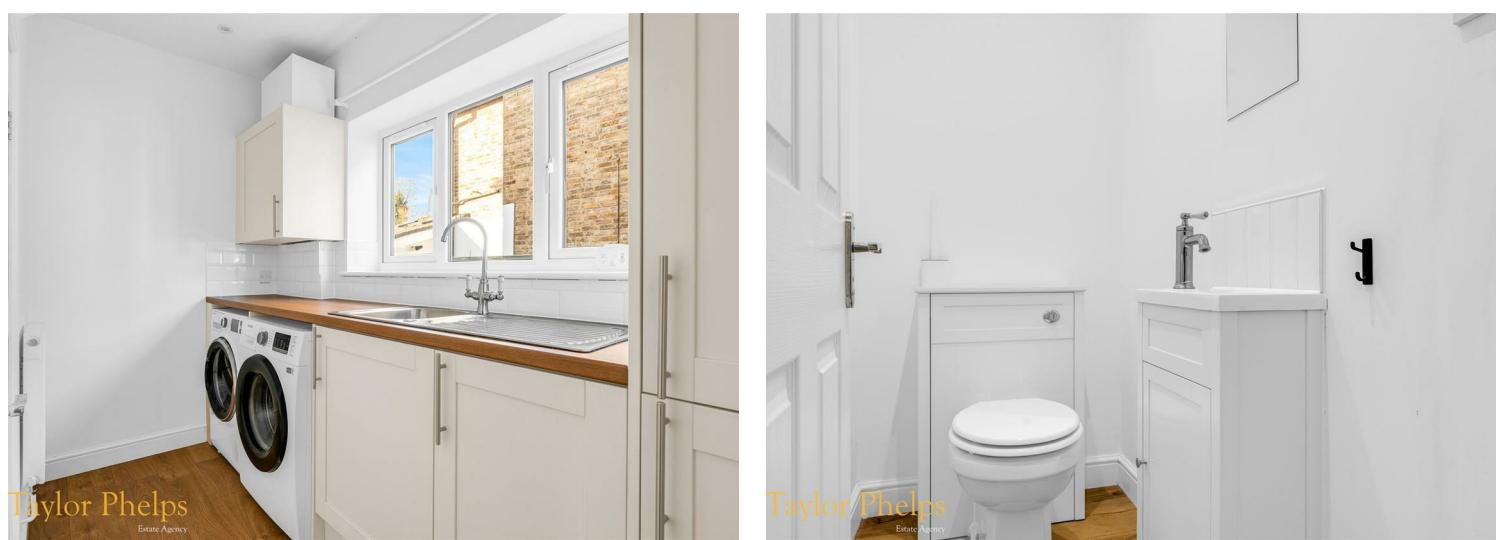
Guide price

Taylor Phelps
Estate Agency



Taylor Phelps
Estate Agency

Taylor Phelps are pleased to offer this highly individual, recently renovated detached residence positioned on the extremely sought and desirable southside of Ware. This property boasts an impressive family kitchen with bi folding doors leading to and overlooking the garden, further benefits on the ground floor are a utility room, dual aspect living room and useful downstairs w/c. Upstairs consists of the three bedrooms and two bathrooms, one being an ensuite to the principle room. Externally there is a lengthy rear garden with features an excellent garden room which is fully insulated and further comes with power an light lending itself to the perfect home office / gym / studio / playroom. There is also off street parking for several vehicles. Ware town centre is close and its amenities are close by, as is Ware train station which serves both Hertford East and London Liverpool Street.







Taylor Phelps
Estate Agency



Taylor Phelps
Estate Agency



Taylor Phelps
Estate Agency



Taylor Phelps
Estate Agency



Taylor Phelps

Estate Agency



Taylor Phelps

Estate Agency



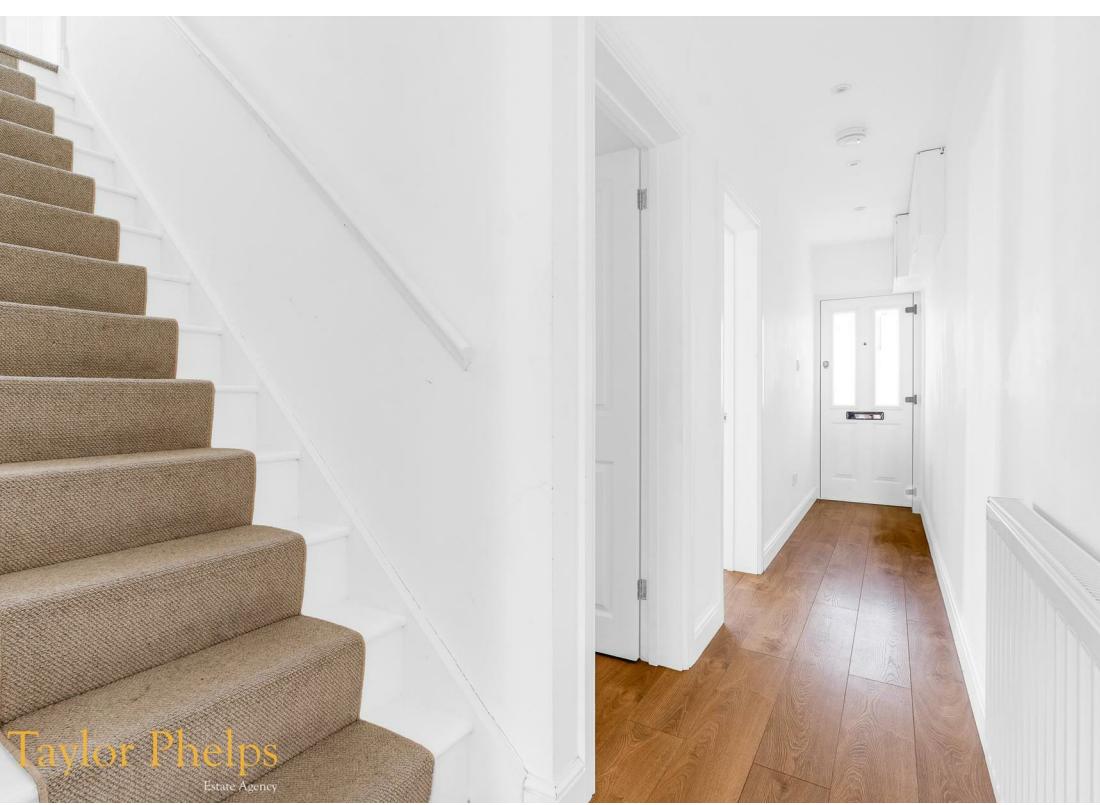
Taylor Phelps

Estate Agency



Taylor Phelps

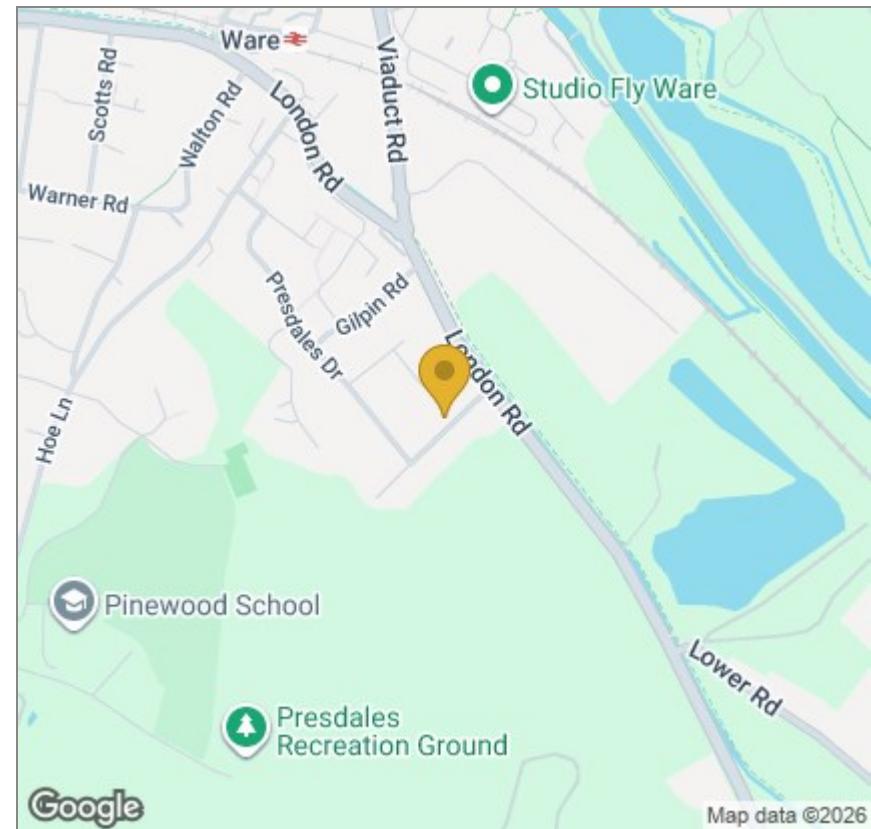
Estate Agency



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-58)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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.

01920 459000

hello@taylorphelps.co.uk

5 Frenchs Yard, Amwell End, Ware, Hertfordshire, SG12 9HP



rightmove

Zoopla.co.uk

PRS
Property
Redress
Scheme

