



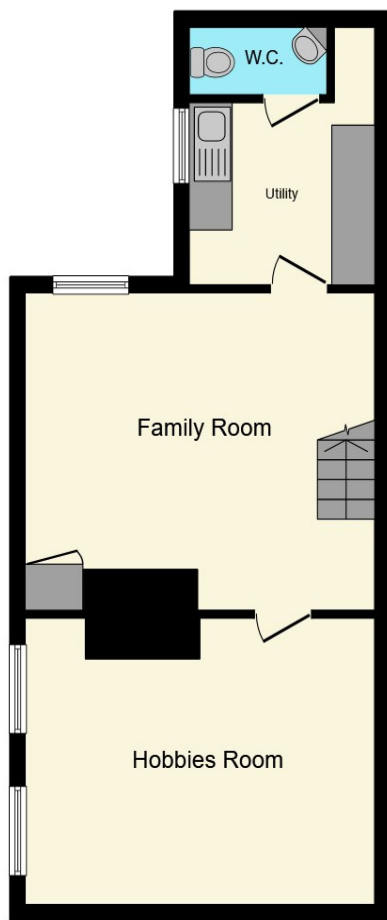
New Road, WARE SG12 7BY

welcome to

New Road, WARE

Built in approximately 1860 this three bedroom Victorian family home can be found on the outskirts of town centre only a short walk from local amenities. Accommodation is spread over three floors, inclusive of a full footprint cellar, and retains many period features including stone and cast iron fireplaces, stained glass doors, high ceilings with coving, dado rails and picture rails. Externally the property benefits from off road parking for one vehicle to the front with a sizeable mature walled garden to the rear, the property also benefits from owned solar panels.





Basement



Ground Floor



First Floor

Total floor area 153.3 m² (1,650 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Hallway

3' 5" max x 12' 7" max (1.04m max x 3.84m max)

Living Room

12' 2" max x 12' 4" max (3.71m max x 3.76m max)

Dining Room

14' max x 16' 2" max (4.27m max x 4.93m max)

Kitchen

10' 11" max x 8' 5" max (3.33m max x 2.57m max)

Full Footprint Cellar

First Floor Landing

First Floor Bathroom

3' 2" max x 9' 8" max (0.97m max x 2.95m max)

Bedroom 1

12' 8" x 15' 6" (3.86m x 4.72m)

Ensuite

6' 7" max x 6' max (2.01m max x 1.83m max)

Bedroom 2

12' 9" max x 11' 4" max (3.89m max x 3.45m max)

Bedroom 3

8' 6" max x 10' 10" max (2.59m max x 3.30m max)

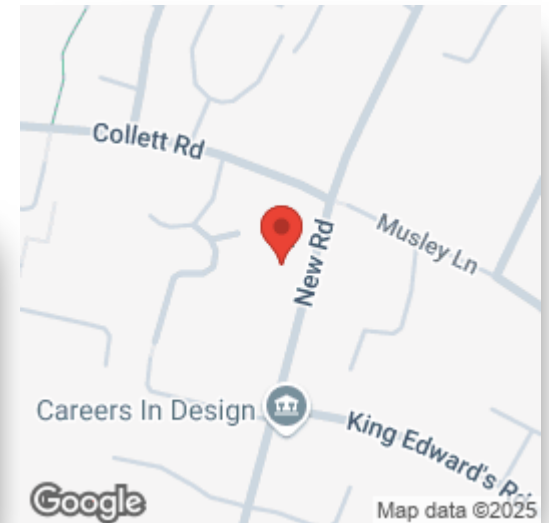
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New Road, WARE

- FOUR RECEPTION ROOMS
- VICTORIA PERIOD FEATURES
- FULL FOOTPRINT CELLAR
- THREE STOREY
- WALLED REAR GARDEN

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£650,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107557



Property Ref:
WRE107557 - 0007

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