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**CHURCH FIELD,
WARE, HERTFORDSHIRE, SG12 0EP.**



This delightful, two bedroom, semi detached property, provides well proportioned accommodation together with a delightful rear garden and is offered unfurnished but with white goods.

Situated on the outskirts of Ware Town which offers numerous shopping facilities to include a popular weekly market. There are several restaurants, wine bars and public houses to choose from whilst the surrounding area provides a range of sporting and recreational facilities.

The A10, M11 and M25 are all within a short drive while Ware British Rail Station offers an alternative link to London and Cambridge.

SUMMARY OF ACCOMMODATION

- *ENTRANCE LOBBY**
- *GOOD SIZE SITTING ROOM**
- *GOOD SIZE KITCHEN/DINING ROOM WITH WHITE GOODS**
- *TWO BEDROOMS**
- *BATHROOM**
- *GAS FIRED CENTRAL HEATING WITH NEW VAILLANT BOILER**
- *DOUBLE GLAZED WINDOWS**
- *ALLOCATED PARKING**
- *DELIGHTFUL REAR GARDEN**
- *AVAILABLE BEGINNING OF MAY 2025**
- *NO PETS* *NON SMOKERS**

A double glazed uPVC door with adjacent carriage style courtsey light affords access to:

ENTRANCE LOBBY *Recess lighting, telephone point, beech laminate effect flooring and cupboard housing the gas and electric meters and fuse board. Panelled door to:*



GOOD SIZE SITTING ROOM *13'9 x 12'11 Double glazing uPVC window to front with double radiator below. Wall mounted Honeywell central heating thermostat, dado rail, beech laminate wood effect flooring, TV and telephone points. Open tread staircase to first floor and panelled door to:*

GOOD SIZE KITCHEN/DINING ROOM *12'11 x 10'10 Fitted with a range of beech wall and base units with ample granite effect working surfaces and mosaic style tiled splash back incorporating stainless steel sink drainer unit with mixer tap. Range of appliance to include, washing machine, fridge/freezer and electric fan assisted oven and grill with four ring hob and illuminated extractor canopy above. Double glazed uPVC window to rear, concealed Vaillant gas fire combination boiler, thermostatically controlled double radiator and oak laminated wood effect floor. Double glazed uPVC door to garden.*



FIRST FLOOR

LANDING *Airing cupboard housing the hot water cylinder fitted immersion heated and slated shelving. Panelled doors bedrooms and bathroom.*

BEDROOM ONE *12'3 x 11' Double glazed uPVC square bay window to front with wide display sill below. Range of fitted wardrobe cupboards with high level storage units. Dado rail and thermostatically controlled radiator.*



BEDROOM TWO *12'4 x 6'6 Double glazed uPVC window to rear and free standing pine double wardrobe cupboard.*

BATHROOM *6'1 x 6'3 Partly tiled with suite comprising; pedestal wash hand basin with chrome mono-bloc tap, low flush w.c. and panelled bath with mixer tap and shower attachment. Obscure double glazed uPVC window to rear, part mirrored wall, shaver point and chrome heated towel rail.*

EXTERIOR

The property is approached by a paved pathway which is bordered by lawn and shrubs.



The delightful rear garden is enclosed by a combination of panelled fencing and mature shrubs and has a paved sun terrace directly behind the property. To the centre is a lawned area bordered on either side by well stocked flowering shrub beds and to the rear is a timber shed. Pedestrian access is afforded to the rear via timber gate and there is an external water connection.

COUNCIL TAX BAND. D £2,507.00 (As of 22nd April 2025)

PRICE: £1,500.00 Per Calendar Month

Redress Scheme: - The Property Ombudsman - www.tpos.co.uk

Clients' Money Protection Scheme: - Client Money Protect,
Membership No. CMP003840 - www.clientmoneyprotect.co.uk



Energy Performance Graph



The full Energy Performance Certificate can be viewed at our office or a copy can be requested by email

VIEWING: By appointment with Owners Sole Agents -
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055



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