



Francis Road | Ware | SG12 9HA | £240,000



**Shepherds**  
Property Sales & Lettings

 2  1  1  D

# Francis Road | Ware | SG12 9HA

**Council: East Herts District Council Tax Band: B**

A spacious two bedroom split level maisonette positioned closed to Ware town centre. This property benefits from a living/dining room, modern refitted kitchen, two double bedrooms a family bathroom, double glazing, electric heating and a useful external storage unit. Ware high street offers a number of convenient amenities and Ware train station which serves both Hertford East and London Liverpool Street.

## Leasehold Property Information

Lease is 125 years from 1988 (89 Years remaining) Maintenance Charge £817.80 per Annum : Ground Rent £10 per Annum

Agents Note The photos of this property were taken prior to the latest tenant moving in)

- Split Level Maisonette
- Large Living Room
- Electric Heating
- 2 Double Bedrooms
- Modern Bathroom
- Storage Shed & Cupboard
- Modern Kitchen
- UPVC Double Glazing
- Town Centre Property





Shepherds  
Property Sales & Lettings

**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



Shepherds  
Property Sales & Lettings



Shepherds  
Property Sales & Lettings

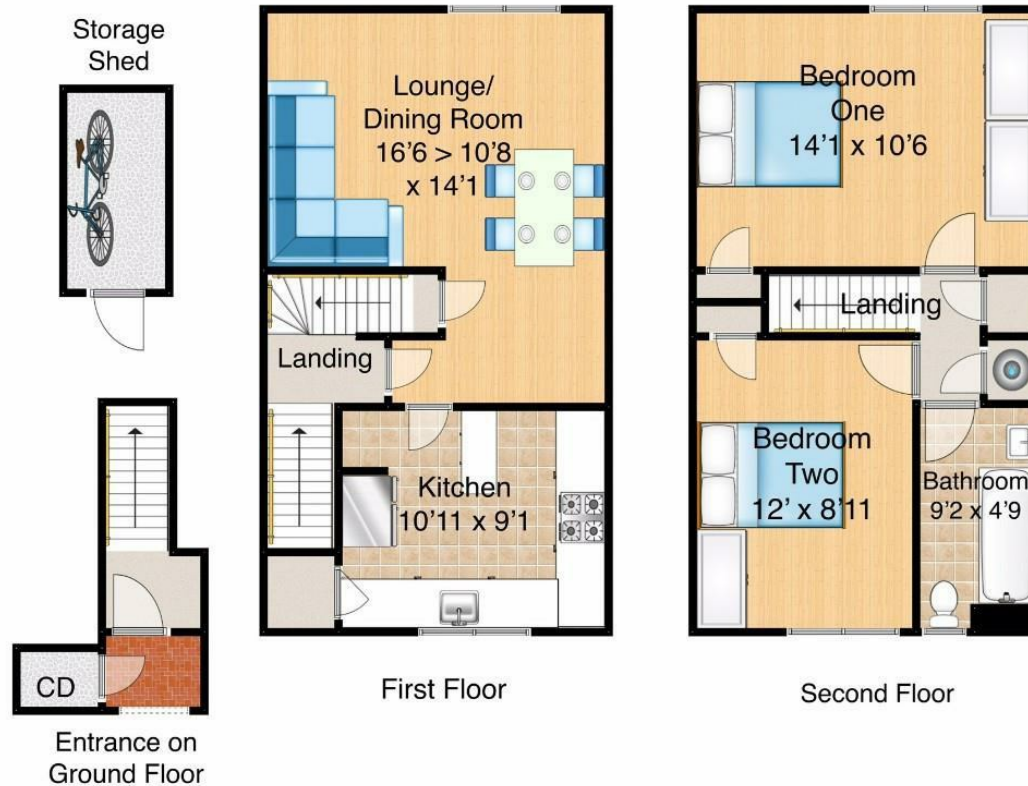


Shepherds  
Property Sales & Lettings



Shepherds  
Property Sales & Lettings

## Francis Road, Ware



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd

### Rooms:

Entrance Hall

First Floor

Landing

Lounge/Diner

16'6" > 10'8" x  
14'1" (5.03 > 3.25  
x 4.29)

Kitchen

10'11" x 9'1"  
(3.33 x 2.77)

Second Floor

Landing

Bedroom One

14'1" x 10'6"  
(4.29 x 3.20)

Bedroom Two

12'0" x 8'11"  
(3.66 x 2.72)

Modern

Bathroom

9'2" x 4'9" (2.79 x  
1.45)

Exterior

Storage Shed

Storage Cupboard

Casual Parking

naea | propertymark

PROTECTED

arla | propertymark

PROTECTED



**Shepherds**  
Property Sales & Lettings

### CESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351

Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

### HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044

Lettings: 01992 449501

enquiries@shepherdsestates.co.uk