



SIMPLY HOMES

Church Street

Ware SG12 9EH

Price Guide £345,000

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Simply Homes are delighted to present this beautifully presented period cottage, ideally situated in the heart of Ware's historic town centre. This charming property is just a short walk from the bustling High Street, offering an array of local amenities, and the mainline railway station, which provides direct and convenient access to London Liverpool Street - perfect for commuters.

The cottage retains a wealth of character features that reflect its historic charm, while also benefitting from modern updates from the current vendors throughout. Internally, the ground floor accommodation includes a spacious and welcoming living/dining room, complete with exposed timber beams and a feature fireplace that adds to the home's warmth and appeal. The kitchen is well-appointed with tiled floors, various base/eye level units and feature beams. Completing the ground floor of the home is a rear aspect, contemporary four-piece bathroom suite.

Upstairs, the property offers two well-proportioned bedrooms that continue the homes character in design. Both rooms are bright and comfortable, offering flexible accommodation suitable for couples, small families, or those in need of a home office.

Externally, the property boasts a private and attractively landscaped garden that has been designed for low maintenance and features a useful storage shed at the rear. This peaceful outdoor space is ideal for relaxing or entertaining. The cottage also benefits from the rare advantage of residents' permit parking directly outside the property - a significant asset in this central location.

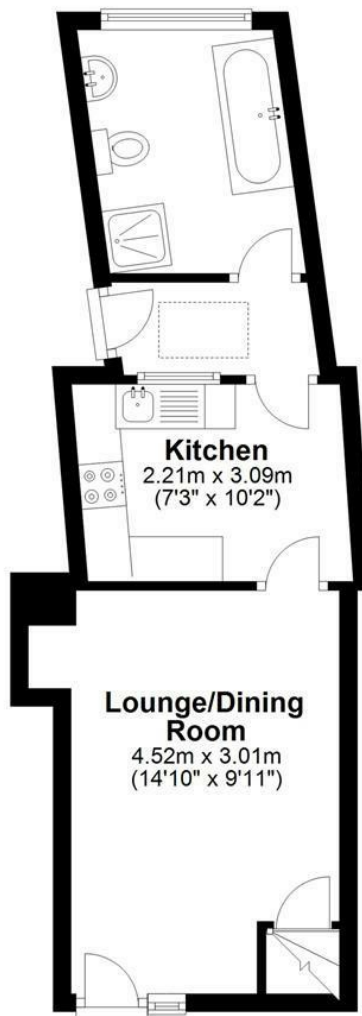
Ware is a vibrant and desirable town that offers an excellent selection of shops, cafés, bars, and restaurants. The town's mainline station provides regular rail services into London, making it an ideal location for those seeking a balance between town convenience and commuter accessibility.





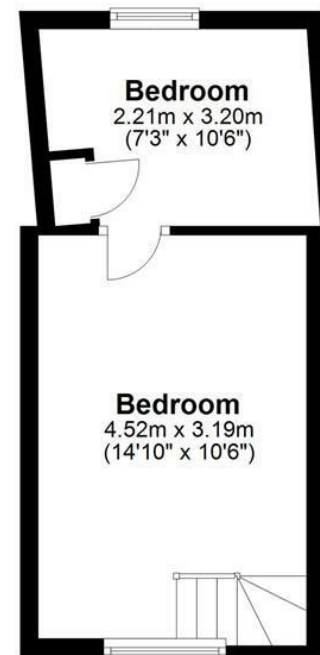
Ground Floor

Approx. 29.8 sq. metres (320.3 sq. feet)



First Floor

Approx. 21.3 sq. metres (229.4 sq. feet)

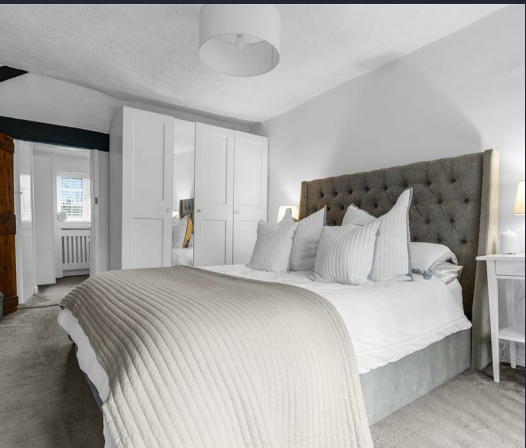


Total area: approx. 51.1 sq. metres (549.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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