



298, Ware Road, Hertford
SG13 7EX
Offers In Excess Of £550,000



stevengoates.com



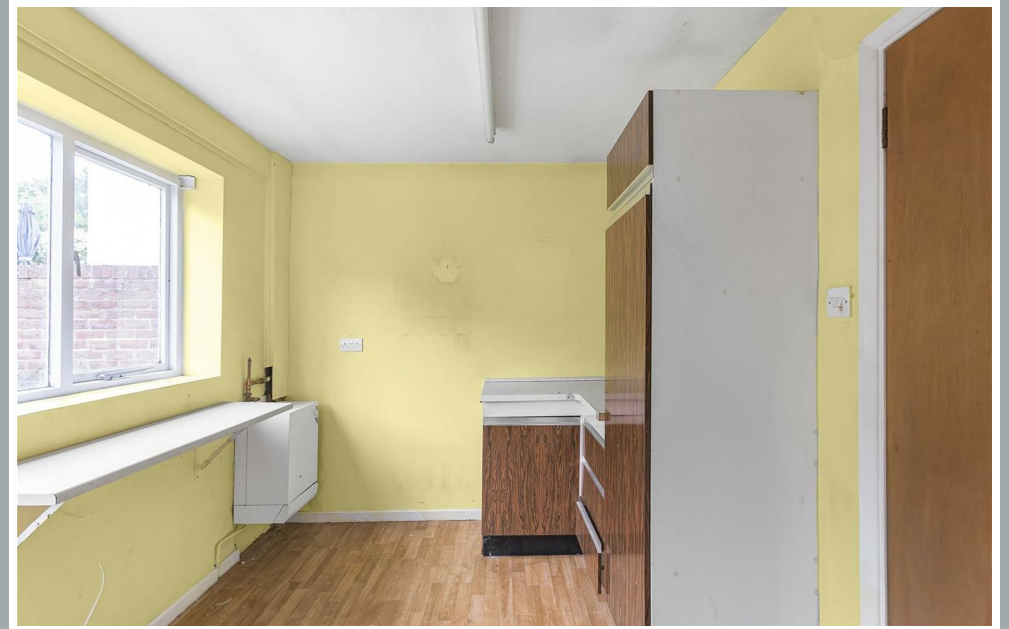
298 Ware Road, Hertford, Herts, SG13 7EX

Steven Oates are delighted to offer this three bedroom semi detached house situated in a popular location, convenient for both Hertford & Ware Town Centre's. The property is in need of modernisation and has scope for further extension (STPP). Arranged over two levels, the property comprises of a spacious hallway, leading to a through lounge, kitchen and utility room on the ground floor. On the first floor there are three good size bedrooms and family bathroom. Externally, there is off street parking for three cars and a sunny South facing garden. The property has the added incentive of being offered with no onward chain. Keys held.

Located on the popular eastside of Hertford, this excellent family home offers convenient access to Hertford's favoured SG13 primary and secondary schooling, along with both Hertford town centre and Hertford East train station which are both approximately 1.5 Mile away. Hartham Common & Hertford Meads are a short distance away providing excellent walks along the River Lea.



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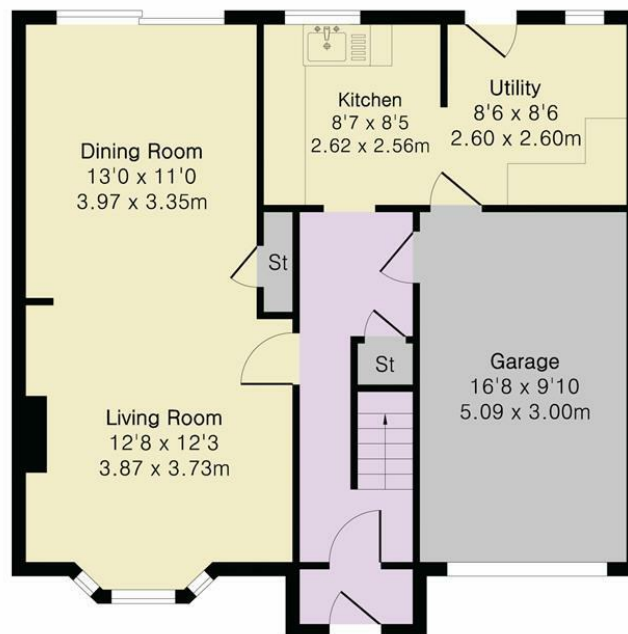


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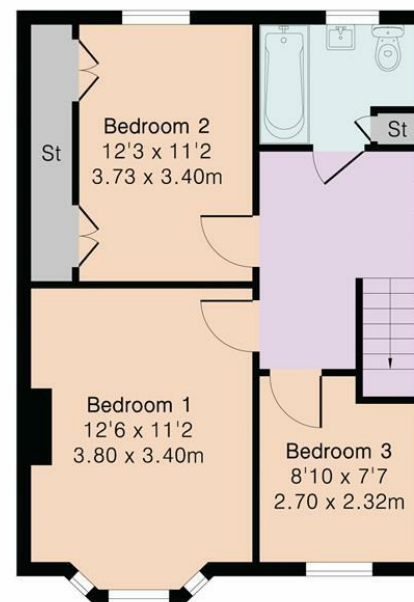
Approximate Gross Internal Area 1232 sq ft - 114 sq m

Ground Floor Area 754 sq ft – 70 sq m

First Floor Area 478 sq ft – 44 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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