



## 8 The Blanes, WARE

£350,000 Freehold

2 Bedroom End Terraced House • Double Glazing and Gas Central Heating • Rear Garden with rear and side access • Chain Free • Allocated Parking • Approx. 1 mile To Ware High Street/ Ware Train Station



**Entrance Hallway**

**Lounge/ Diner**

15' 6" x 12' 6" (4.72m x 3.81m)

**Kitchen**

7' 2" x 6' 0" (2.18m x 1.83m)

**Stairs To First Floor**

Access to loft.

**Bedroom One**

12' 4" x 8' 4" (3.76m x 2.54m)

**Bedroom Two**

9' 2" x 9' 0" (2.79m x 2.74m)

**Bathroom**

**Agents Note**

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.





Keith Ian are pleased to offer for sale this well presented 2 bedroom End Terraced House. The property offers good sized accommodation with allocated parking.

Council Tax band: TBD

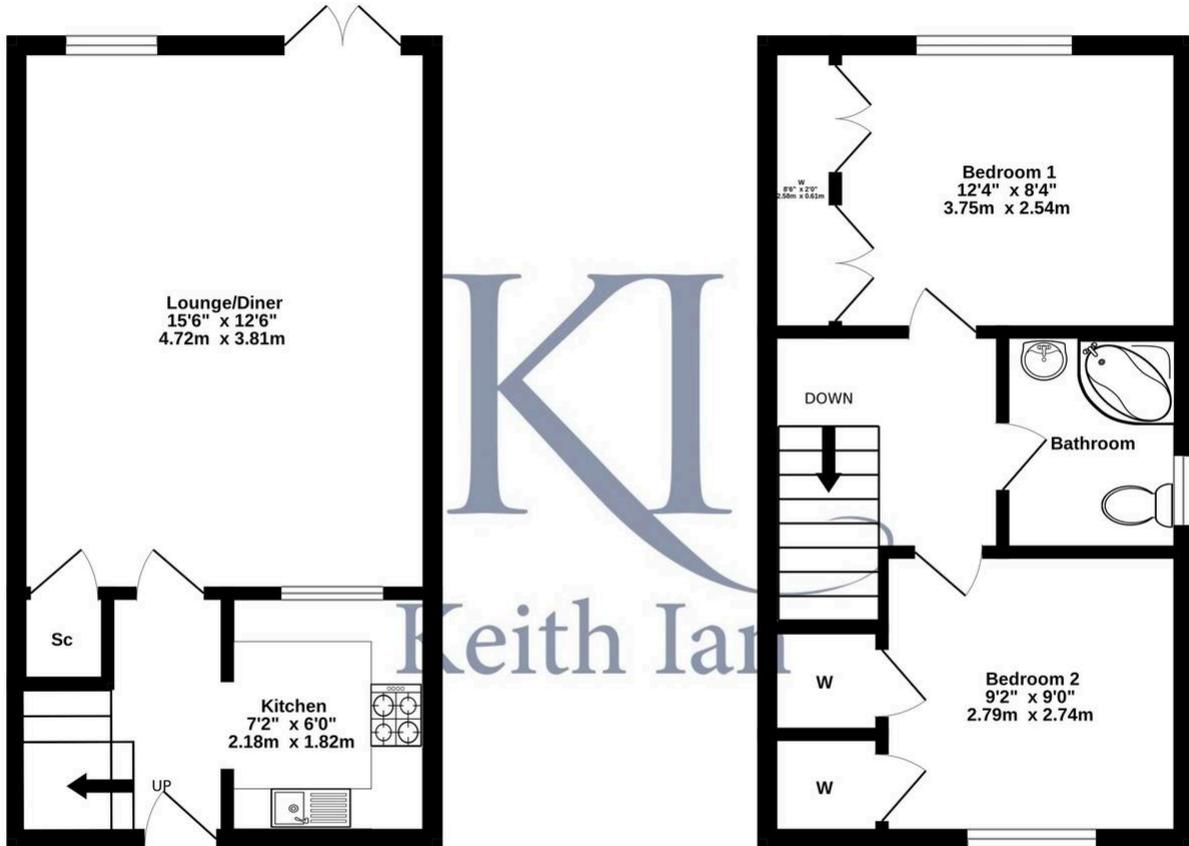
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

Ground Floor

1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### AML - Anti Money Laundering

In accordance with the Money Laundering Regulations 2017, all prospective purchasers must complete identity and verification checks before an offer can be progressed. A £10 non-refundable AML verification fee per buyer is payable before checks are undertaken.