



33, Church Street, Ware
SG12 9EH
Offers In Excess Of £400,000



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33 Church Street, Ware, Hertfordshire, SG12 9EH

CHAIN FREESteven Oates are delighted to present this incredibly unique two-bedroom detached Victorian home which is conveniently positioned in the heart of Ware Town Centre offering easy access to all of the local amenities and Ware Train Station which is only a short stroll away. This charming period home has a perfect blend of modern accommodation and beautiful character features, perfect for current day living but retaining some of the homes original features. The ground floor living area which is mostly open plan comprises of a through lounge which is designed perfectly for entertaining guests with the lounge and dining space divided by the spiral staircase leading upstairs. There is also a modern fitted kitchen and a well-finished luxury bathroom suite. Upstairs, this home doesn't disappoint offering two generous sized bedrooms with impressive vaulted ceilings, there is also a en-suite shower room to the principal bedroom. On the outside, there is large courtyard style garden which is paved and low-maintenance. Internal viewing is highly recommended - by appointment only.

Ware is located just off the A10, with the popular town of Hertford just 3 miles up the road. Ware town is one of the areas most popular and you really do have the best of both worlds, surrounded by the beautiful Hertfordshire countryside, but well connected to London. If you are a commuter or just like to have regular day trips to London you are only a short distance away from Ware train station which is only (0.4) away. The Town Centre itself is only short stroll from your front door offering an excellent choice of shops, restaurants, bars, coffee shops and much more.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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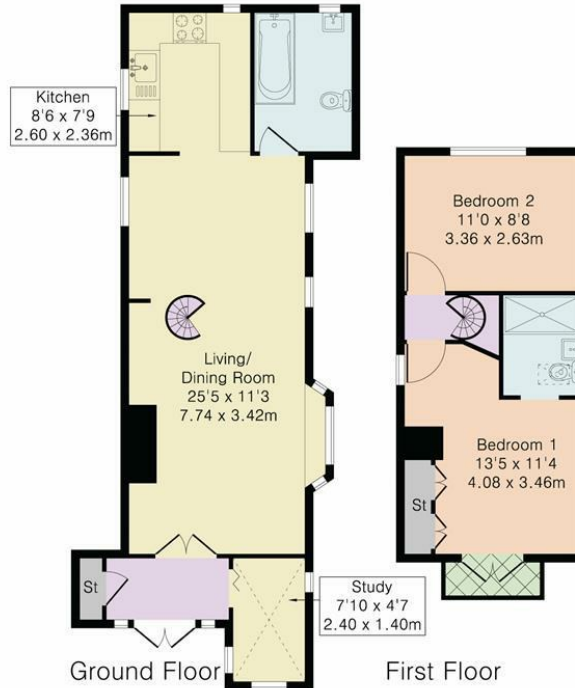


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Approximate Gross Internal Area 784 sq ft - 72 sq m

Ground Floor Area 499 sq ft - 46 sq m

First Floor Area 285 sq ft - 26 sq m



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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