



26, Crib Street, Ware  
SG12 9EZ

Asking Price £300,000



[stevenoates.com](http://stevenoates.com)



## 26 Crib Street, Ware, Hertfordshire, SG12 9EZ

Steven Oates are delighted to offer this charming one-bedroom freehold home, ideally situated within walking distance of Ware town centre and the mainline station. This well-presented property offers bright and airy accommodation throughout, featuring an open-plan kitchen and living area, creating a sociable and versatile space. The kitchen is well-appointed with a range of fitted units, while the living area provides ample room for comfortable seating. Upstairs, the property benefits from a good-sized double bedroom and a bathroom suite. Externally, the home enjoys a low maintenance courtyard style garden. Perfectly positioned for easy access to local amenities, riverside walks, and excellent transport links into London, this property would make an ideal purchase for first-time buyers, downsizers, or investors alike. Early viewing is highly recommended.

Ideally situated in a convenient and central location, the property is within easy walking distance of Ware town centre, offering a fantastic selection of independent shops, cafés, restaurants, and everyday amenities. The highly regarded Ware railway station is also close by, providing regular direct services into London Liverpool Street, making this an excellent choice for commuters. Ware is well known for its picturesque riverside setting along the River Lea, with scenic walks, green open spaces, and a welcoming community feel. The property also benefits from excellent road links, including the A10, providing access to Hertford, London, and surrounding areas.



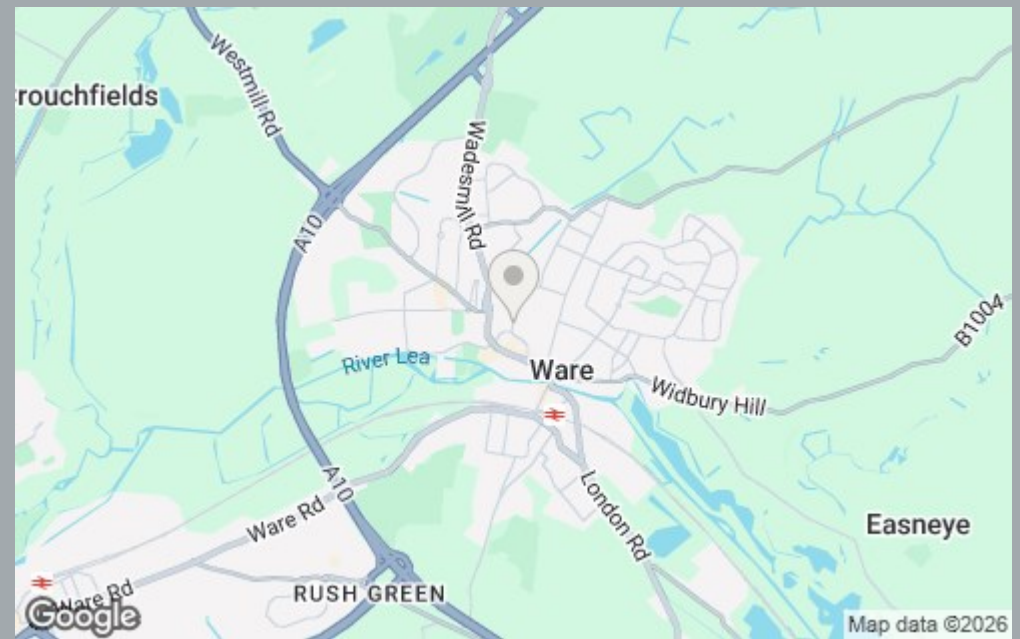
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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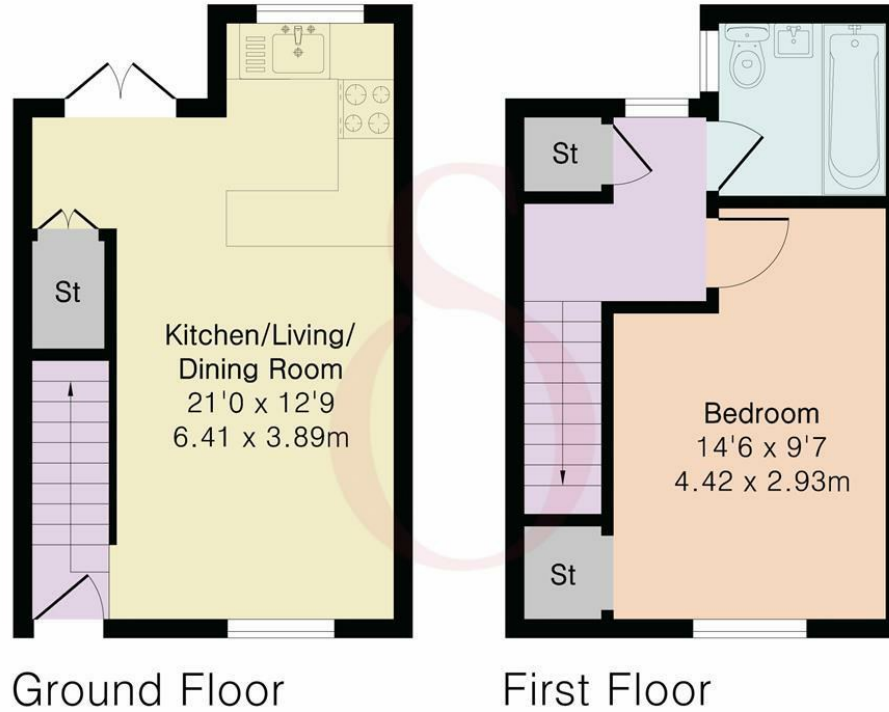


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**Approximate Gross Internal Area 492 sq ft - 46 sq m**

Ground Floor Area 246 sq ft – 23 sq m

First Floor Area 246 sq ft – 23 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

