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moving experience



44 Lygean Avenue

Ware, SG12 7AR

**Guide Price £325,000**



## 44 Lygean Avenue

Ware, SG12 7AR

CHAIN FREE – A beautifully presented three bedroom, two bathroom second floor apartment, enjoying a tranquil riverside setting just a short walk from Ware town centre and Ware station.

The property offers modern, well balanced accommodation, centred around a stunning open plan kitchen, living and dining space. This impressive room is the real focal point of the home, featuring a large central island and a striking near floor-to-ceiling window which floods the space with natural light while framing attractive views over the river.

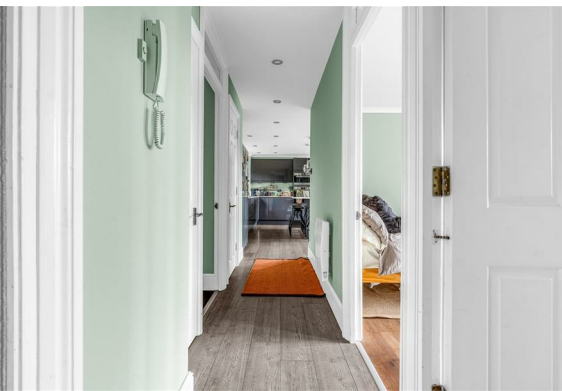
There are two well proportioned double bedrooms, along with a third bedroom which benefits from an en-suite shower room. A modern family bathroom serves the remaining bedrooms, all finished to a high standard.

Further benefits include an allocated parking space and a peaceful yet highly convenient location, making it an ideal purchase for both owner occupiers and investors alike.

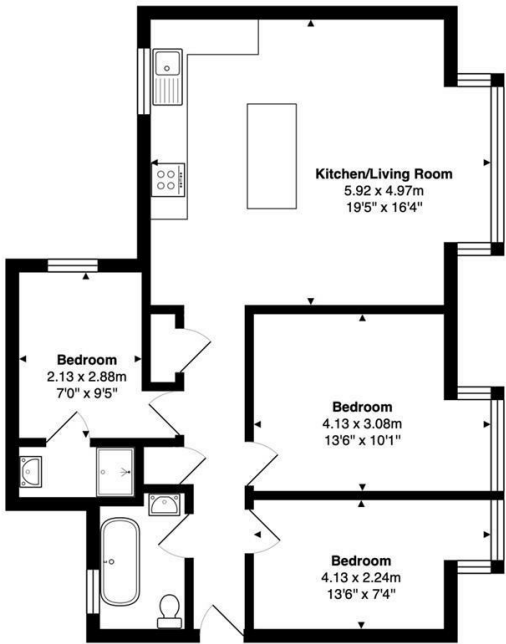




- CHAIN FREE three bedroom, two bathroom second floor apartment
- Stunning open plan kitchen/living/dining space
- Large central island – a real focal point of the apartment
- Impressive near floor-to-ceiling window with river views
- Two good sized double bedrooms
- Third bedroom with en-suite shower room
- Modern family bathroom
- Beautiful riverside setting in a tranquil location
- Allocated parking space
- Walking distance to Ware town centre and Ware station



Floor Plan



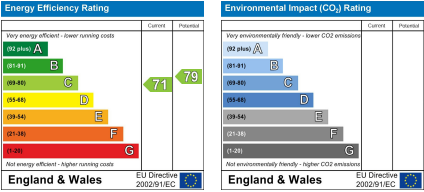
Second Floor  
Area: 69.7 m² ... 750 ft²

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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Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



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Riverside House, 6 Millbridge, Hertford, SG14 1PY  
Tel: 01992 551955 Email: [enquiries@shepherdsofhertford.co.uk](mailto:enquiries@shepherdsofhertford.co.uk)