



2, Bluecoat Yard, Ware

SG12 9HL

Asking Price £685,000



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2 Bluecoat Yard, Ware, Hertfordshire, SG12 9HL

Set in one of Ware's most historic and sought after town centre locations, the property is approached by an arched coach way off East Street, to reveal a stunning GRADE II* LISTED period home that boasts a wealth of charm and character. This property has been well-maintained and tastefully improved to a high standard throughout. There are many great features including a good size lounge with inglenook fireplace and log burner, family dining area and cellar which has been converted into a second television room and utility area. The modern kitchen has granite worktops, integrated appliances, underfloor heating and bi-fold doors leading onto the beautiful low maintenance garden. Upstairs this bright & airy home includes two great size bedrooms on the first floor with a refitted shower room and a further two bedrooms on the second floor with additional bathroom. This property is ideal for those who require easy access to town centre amenities, located on the doorstep of the High Street and a few minutes walk from the mainline railway station servicing London Liverpool Street. Internal viewing is highly recommended!



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Approximate Gross Internal Area 1404 sq ft - 131 sq m

Cellar Area 160 sq ft – 15 sq m

Ground Floor Area 566 sq ft – 53 sq m

First Floor Area 372 sq ft – 35 sq m

Second Floor Area 306 sq ft – 28 sq m



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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