



## New Road, Ware

£475,000 Freehold

A 3 Bedroom Character Cottage • In Need Of Modernisation • 2 Reception Rooms • 3 Double Bedrooms •  
Dowstairs WC • Chain Free • Catchment For Good Schooling • Less Than 0.5 Mile To Ware Train Station



**Accommodation Comprises:**

**Entrance Hallway**

**Lounge**

13' 8" x 10' 10" (4.17m x 3.30m)

**Dining Area**

11' 5" x 8' 3" (3.48m x 2.52m)

**2nd Reception Room**

12' 9" x 10' 5" (3.89m x 3.18m)

**Kitchen**

10' 5" x 10' 0" (3.18m x 3.05m)

**Bedroom One**

16' 0" x 13' 6" (4.88m x 4.12m)

**Bedroom Two**

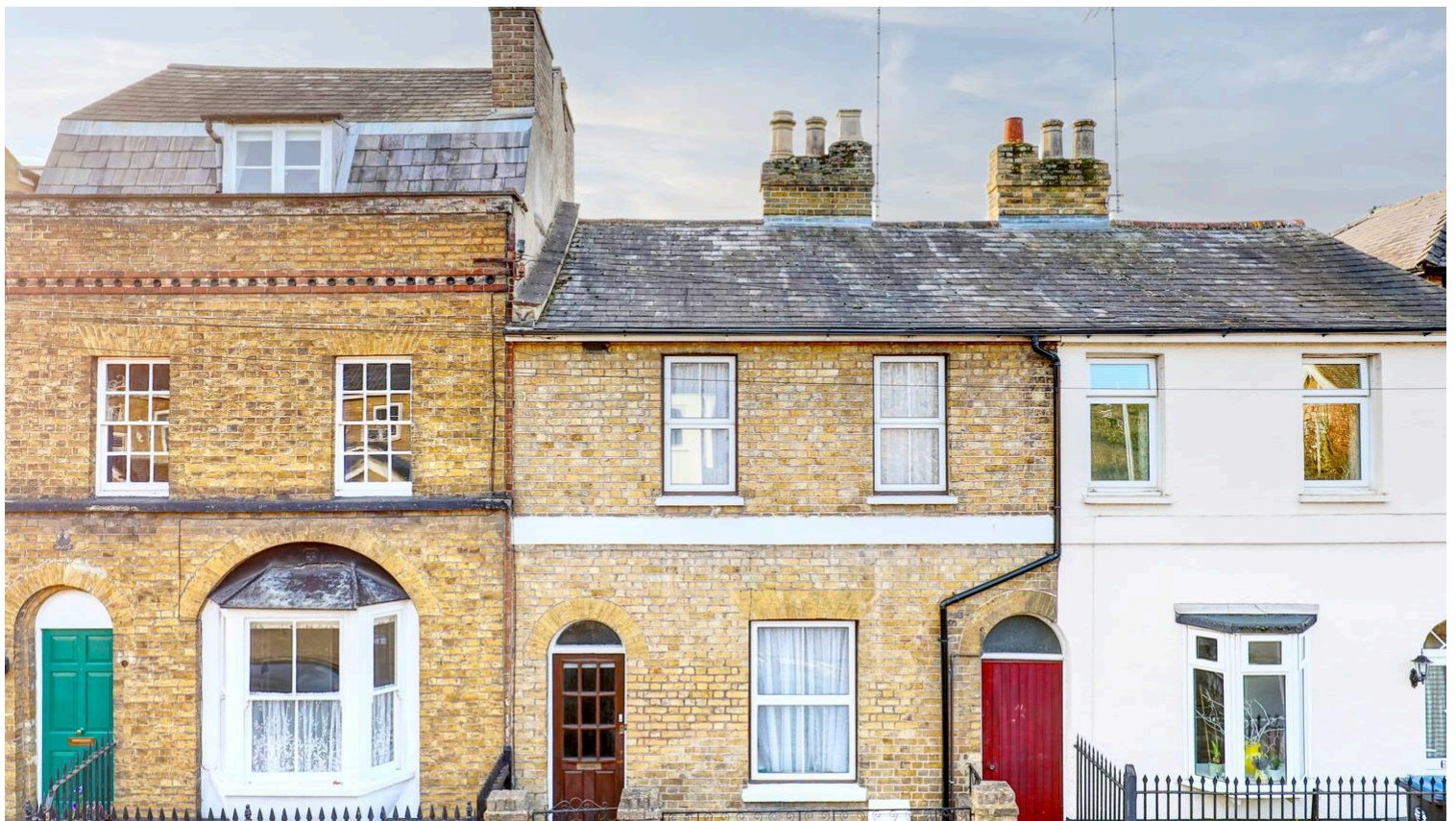
11' 0" x 9' 6" (3.35m x 2.90m)

**Bedroom Three**

13' 11" x 6' 6" (4.24m x 1.98m)

**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.







Keith Ian are pleased to offer for sale this 3 bedroom character cottage located within 0.5 a mile of Ware train station. The property has 2 reception rooms offering spacious living accommodation and 3 double bedrooms. The property also benefits from a downstairs WC, gas central heating and West facing rear garden with side access. One of the best features of this property is its location. Good schooling is nearby for both junior and senior school ages and Ware Town and train station are both within 0.5 a mile.

Ware is a beautiful town in Hertfordshire, offers an exceptional lifestyle centred around its vibrant and welcoming High Street. Living close to this bustling hub brings the perfect mix of convenience and charm, with a wide range of independent shops, boutique stores, and local businesses offering something for everyone. Whether you're enjoying a coffee at a cosy café, catching up with friends at a traditional pub, or dining out at one of the many restaurants serving cuisines from around the world, there's always something to explore. The regular market adds to the appeal, showcasing fresh local produce and unique artisanal goods. Throughout the year, the High Street comes alive with community events, festivals, and celebrations, creating a warm and inclusive atmosphere for all ages.

With excellent transport links, including a train station offering direct services to London in under 45 minutes, and a variety of highly regarded schools nearby, Ware is the perfect choice for families and commuters alike. Combining modern amenities with timeless character, it's a fantastic place to enjoy a vibrant and fulfilling lifestyle.

Council Tax band: D

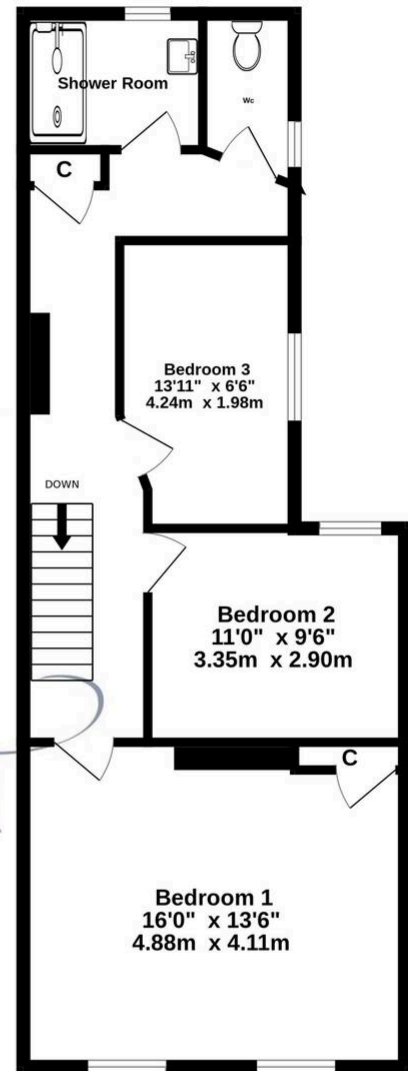
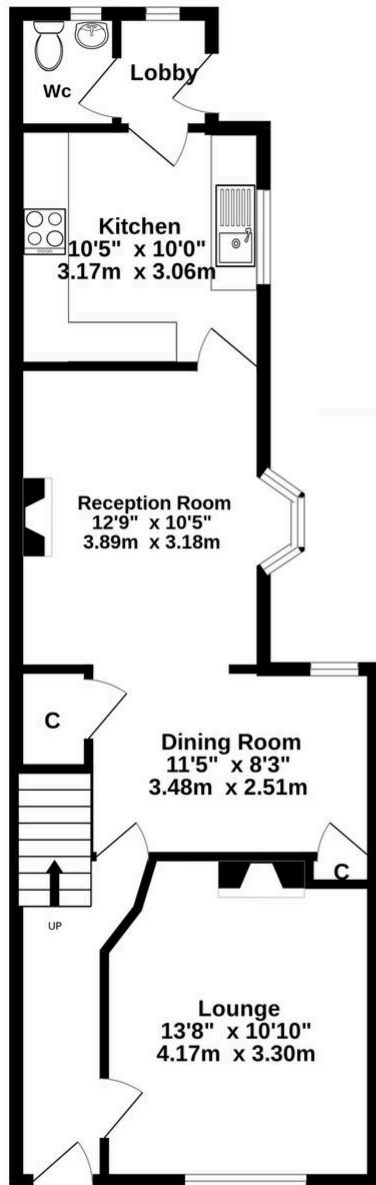
Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

Ground Floor  
595 sq.ft. (55.3 sq.m.) approx.

1st Floor  
602 sq.ft. (56.0 sq.m.) approx.



**KI**  
Keith Ian

TOTAL FLOOR AREA : 1198 sq.ft. (111.3 sq.m.) approx.

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.  
Made with Metropix ©2025

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/fittings 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 check.