



33 Crib Street, Ware

£365,000 Freehold

CHAIN FREE • Open-Plan Living Area • Modern Kitchen • Close to Town Centre • Elegant Wooden Flooring • Charming Period Facade • 0.5 Miles - Ware Station • Gas Central Heating



Accommodation Comprises:

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Lounge/Kitchen/Diner

13' 10" x 23' 3" (4.21m x 7.09m)

Landing

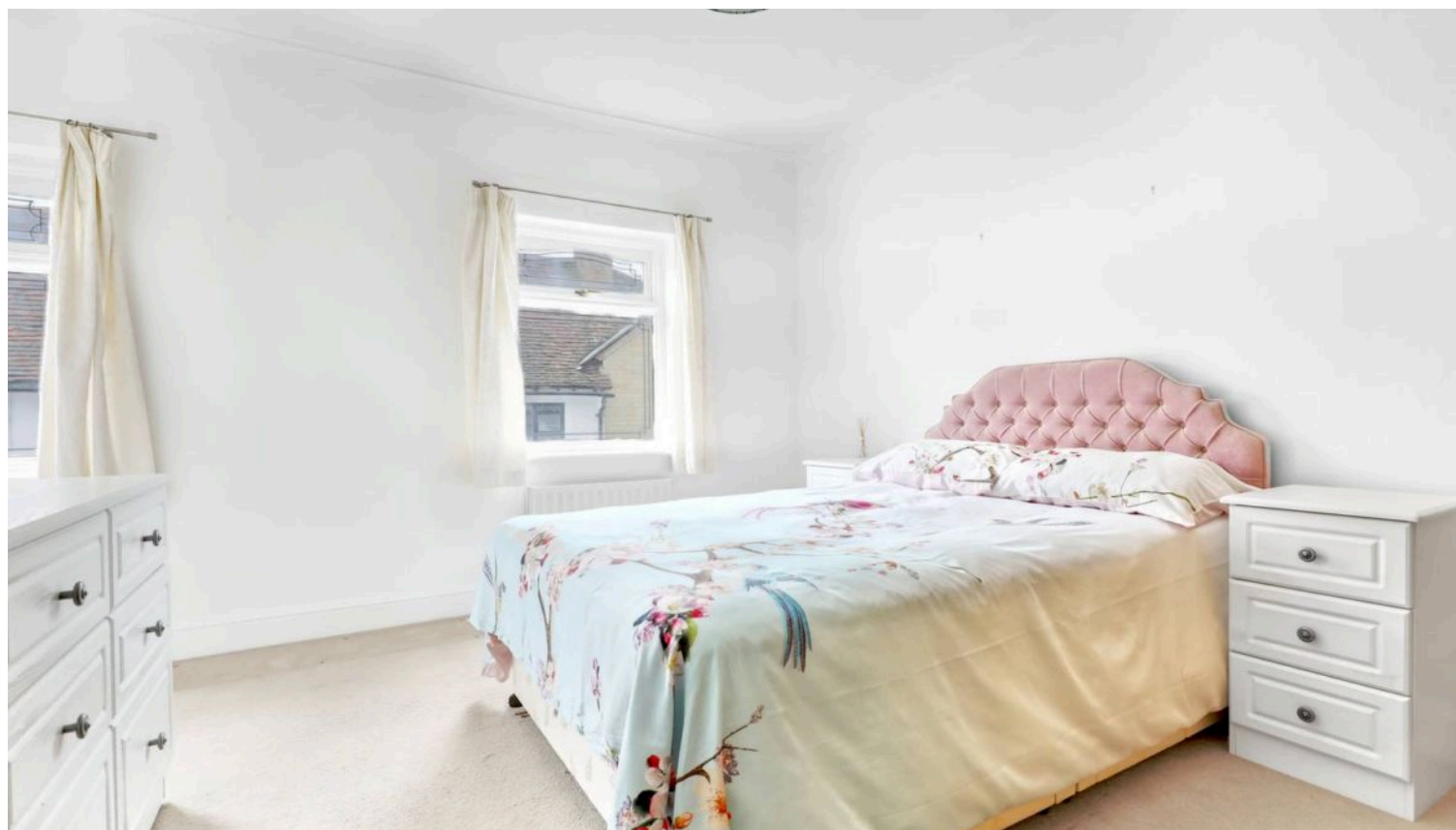
Bedroom 1

12' 11" x 13' 10" (3.94m x 4.22m)

Bedroom 2

6' 10" x 7' 6" (2.08m x 2.29m)

Bathroom







Keith Ian are pleased to offer this CHAIN FREE, beautifully presented two bedroom, one bathroom mid-terraced house, featuring a bright and spacious open plan living area with elegant wooden flooring and an abundance of natural light. The modern kitchen is equipped with stylish units, integrated oven, and sleek countertops, making it a perfect space for cooking and entertaining. The reception area seamlessly flows into the kitchen, creating a welcoming atmosphere ideal for both relaxing and hosting guests.

Upstairs, the property offers two generously sized bedrooms, each benefitting from large windows, ample storage, and calming neutral decor. The contemporary bathroom features modern fixtures, a full-size bath with overhead shower, and wood-effect flooring, complemented by a decorative frosted window for privacy and natural light.

The charming facade, with its distinctive blue front door, adds instant kerb appeal and is situated amongst other attractive period properties, fostering a sense of community and historical charm. The rear garden is a true highlight, offering a paved patio for outdoor dining, mature planting for privacy, and a well-kept garden shed for additional storage. The outdoor seating areas create an inviting space for relaxation or entertaining family and friends in a tranquil setting.

This property is set in a friendly neighbourhood close to the town and just 0.5 miles away from Ware train station, known for its community spirit and well-maintained surroundings. Local businesses, green spaces, and the welcoming atmosphere make it an appealing place to call home. Conveniently located for easy access to transport links and amenities, it offers the perfect balance of character, comfort, and practicality. Early viewing recommended.

Council Tax band: C

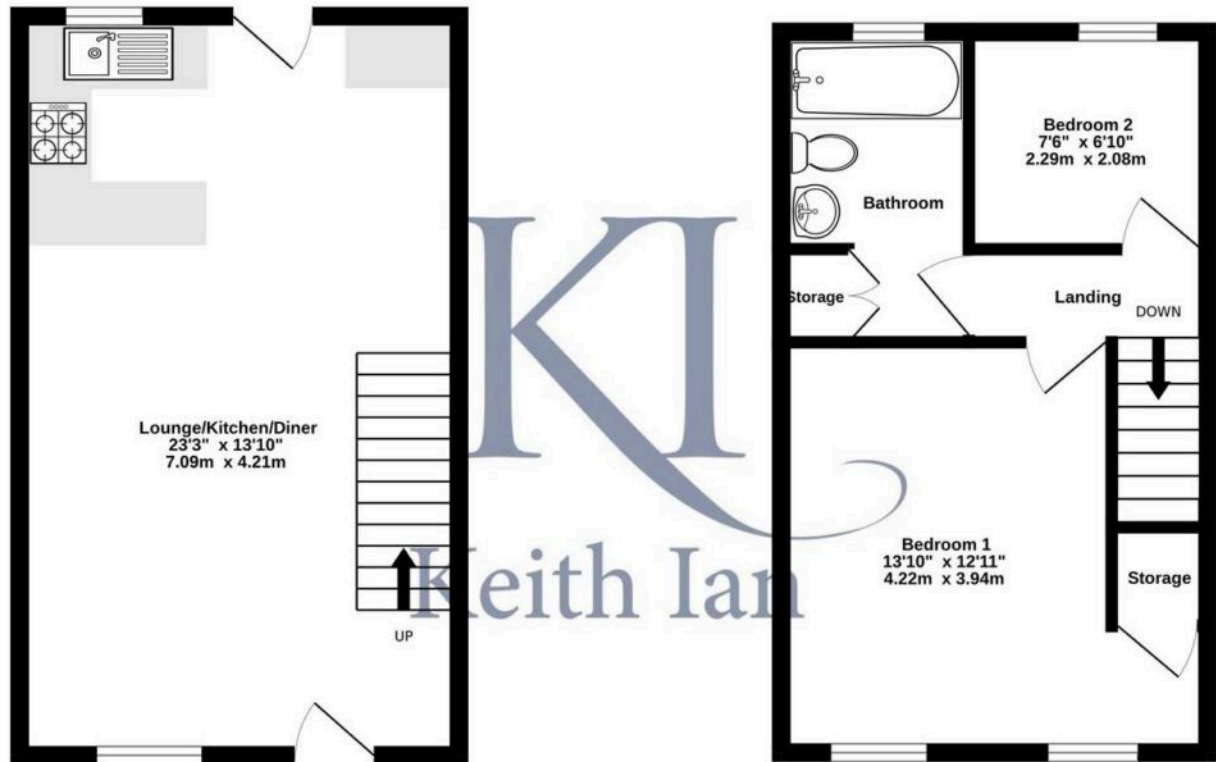
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

Ground Floor
322 sq.ft. (29.9 sq.m.) approx.

1st Floor
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.1 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.
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