

Jonathan Hunt

ESTATE AGENCY

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15 Priory Street, Ware, SG12 0DE

£765,000

JONATHAN HUNT are pleased to offer this rare opportunity to purchase this well presented RIVERSIDE HOME located just a few minutes walk from Ware town centre and Station. The property has been modernised to an excellent standard to include refitted Kitchen, Bathroom and Shower room. The property features two reception rooms which over look the generous SOUTH FACING GARDENS which lead down to decked platforms and the river. Externally the property also benefits from a summer house, garden workshop and to the front off street parking. - VIEWING ADVISED

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

15 Priory Street, Ware, SG12 0DE

ENTRANCE HALLWAY



KITCHEN



LIVING ROOM WITH LOG BURNER 16'4" x 9'10" (5 x 3)



UTILITY ROOM



KITCHEN/DINING 17'1" x 16'0" max (5.23 x 4.88 max)

DINING ROOM



SHOWER ROOM



FIRST FLOOR



BEDROOM THREE 9'0" x 8'9" (2.76 x 2.67)



BEDROOM ONE 16'4" x 9'10" (5 x 3)



BATHROOM



BEDROOM TWO 11'3" x 8'2" (3.44 x 2.5)



REAR GARDEN



15 Priory Street, Ware, SG12 0DE

GARDENS



SUMMER HOUSE 12'7" x 9'3" (3.85 x 2.82)



JETTY



WORKSHOP



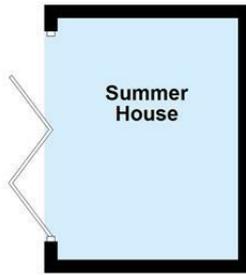
| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | 51 |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | |
| (81-91) B | 83 |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | 54 |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales EU Directive 2002/91/EC | |

DRIVEWAY

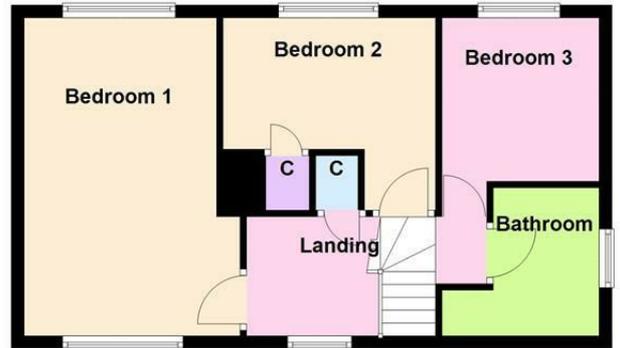
Ground Floor

Approx. 75.3 sq. metres (811.0 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.3 sq. feet)



Total area: approx. 120.2 sq. metres (1294.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.