



17, Church Row, Ware

SG12 9ER

Offers In Excess Of £325,000



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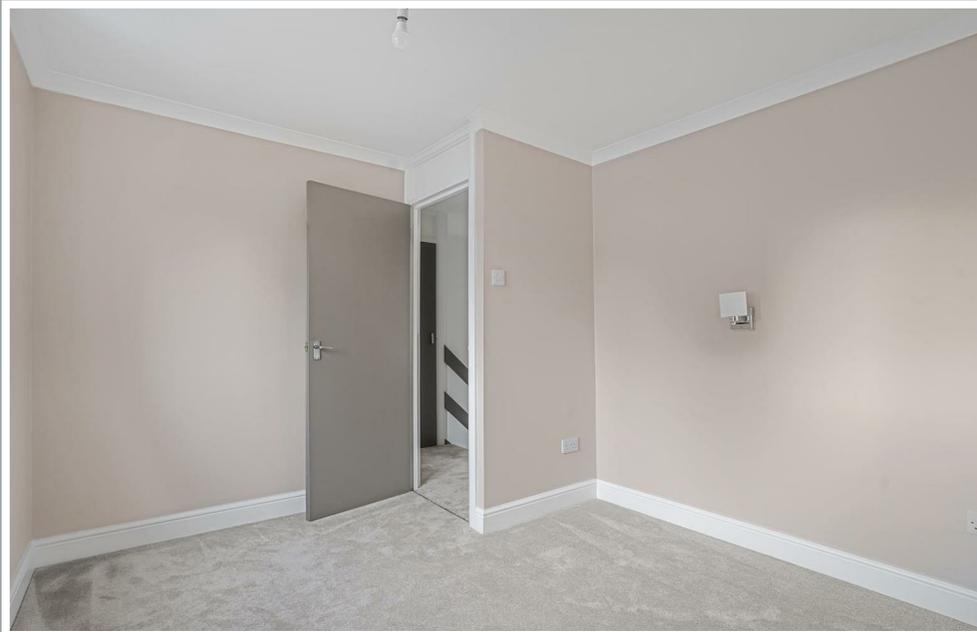
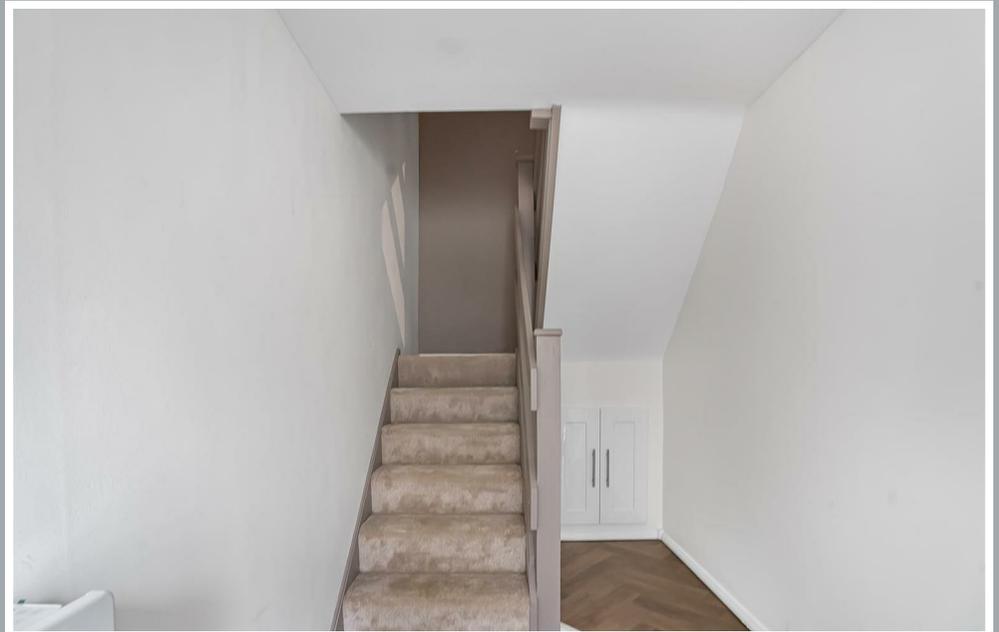
## 17 Church Row, Ware, SG12 9ER

A beautifully appointed 2 bedroom 'mews style' house with light and airy accommodation over 3 floors located within this quiet location in the centre of Ware. The property is access by it's own front door which leads to a good size entrance hall. On the first floor, there is a large living room with separate kitchen area, which on the second floor, there are 2 good size bedrooms and a bathroom. The property has a 999 year lease and a single garage - offered chain free.

The property is located within an enviable location, tucked away in a secluded and quiet position surrounded by period town centre buildings, yet a 'stone's throw from Ware's thriving High Street which offers an excellent choice of shops and restaurants. Ware Town train station is also closeby offering services to London's Tottenham Hale and Liverpool Street.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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**Approximate Gross Internal Area 719 sq ft - 67 sq m  
(Excluding Garage)**

Ground Floor Area 93 sq ft – 9 sq m

First Floor Area 313 sq ft – 29 sq m

Second Floor Area 313 sq ft – 29 sq m

Garage Area 139 sq ft – 13 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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