



17, Church Row, Ware
SG12 9ER
Guide Price £300,000



stevenoates.com



17 Church Row, Ware, SG12 9ER

****LEGAL FEE INCENTIVE OPPORTUNITY**** 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.



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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.



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