



**Fanhams Road, Ware SG12 7DG**

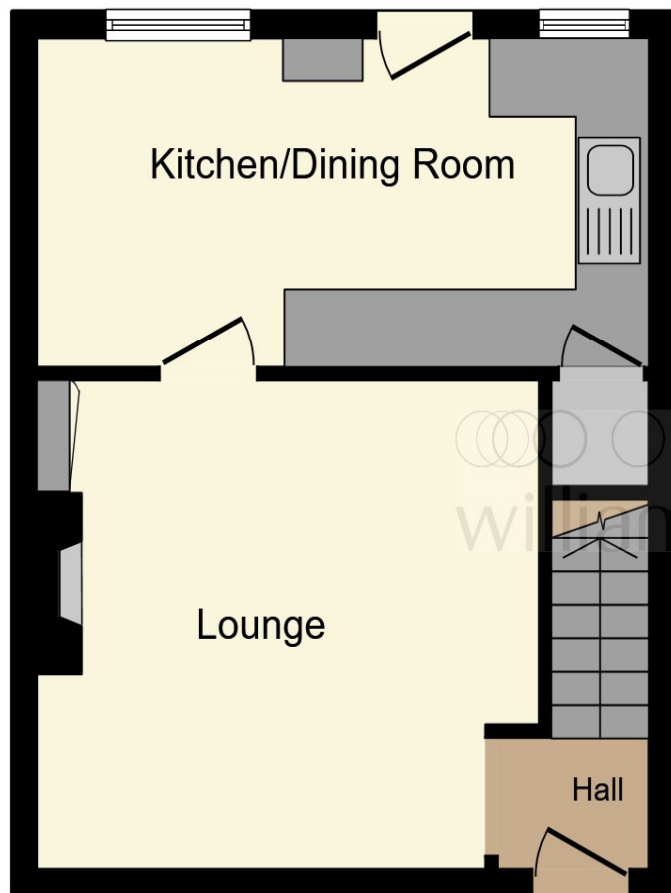


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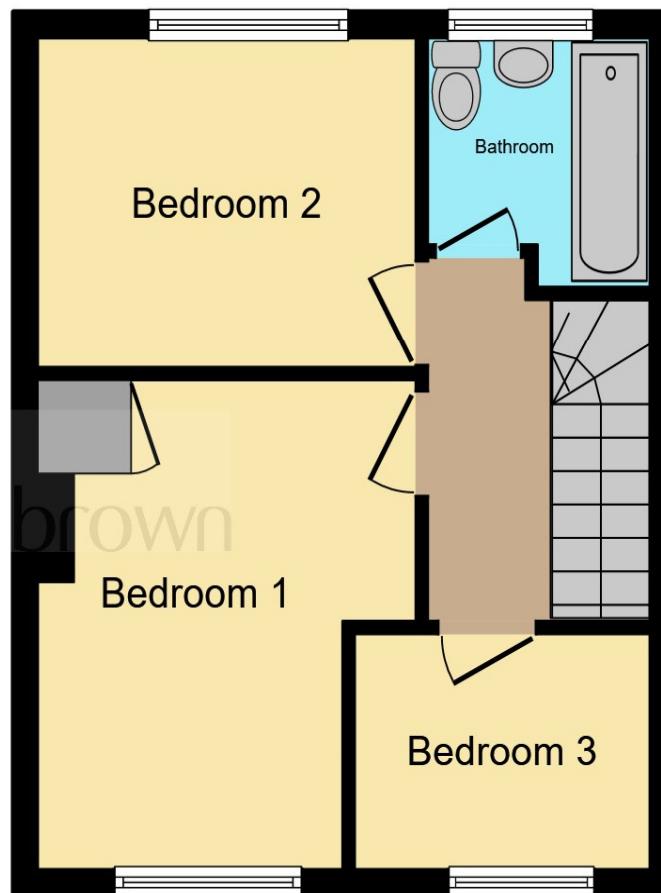
## **Fanhams Road, Ware**

Being offered with NO UPWARD CHAIN is this three bedroom mid-terraced house in need of modernisation situated within walking distance of Ware High Street and Ware Railway Station serving London Liverpool Street. Accommodation comprises of an entrance lobby, sitting room, kitchen/diner. To the first floor there are three bedrooms and a bathroom. Externally there is a front garden with potential for off street Parking (Subject to usual planning) and a good size rear garden. The property also benefits from having tunnel side access with gated side access.





**Ground Floor**



**First Floor**

Total floor area 63.9 m<sup>2</sup> (687 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## **Accommodation Comprises**

### **Entrance Lobby**

### **Sitting Room**

12' 3" max x 12' 11" into chimney breast ( 3.73m max x 3.94m into chimney breast )

### **Kitchen/Dining Room**

16' 4" max x 8' 2" max ( 4.98m max x 2.49m max )

### **First Floor Landing**

### **Bedroom 1**

12' 3" max x 8' 11" to front of chimney breast ( 3.73m max x 2.72m to front of chimney breast )

### **Bedroom 2**

10' 2" max x 8' 3" max ( 3.10m max x 2.51m max )

### **Bedroom 3**

7' 11" max x 6' max ( 2.41m max x 1.83m max )

### **Bathroom**

### **Exterior**

### **Front Garden**

### **Rear Garden**

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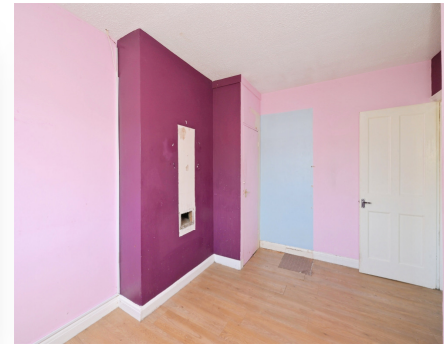
## **Fanhams Road, Ware**

- NO CHAIN
- THREE BEDROOM HOUSE IN NEED OF MODERNISATION
- SITTING ROOM
- KITCHEN/DINING ROOM
- FIRST FLOOR BATHROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £350,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WRE107626](https://williamhbrown.co.uk/Property/WRE107626)



Property Ref:  
WRE107626 - 0004

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