

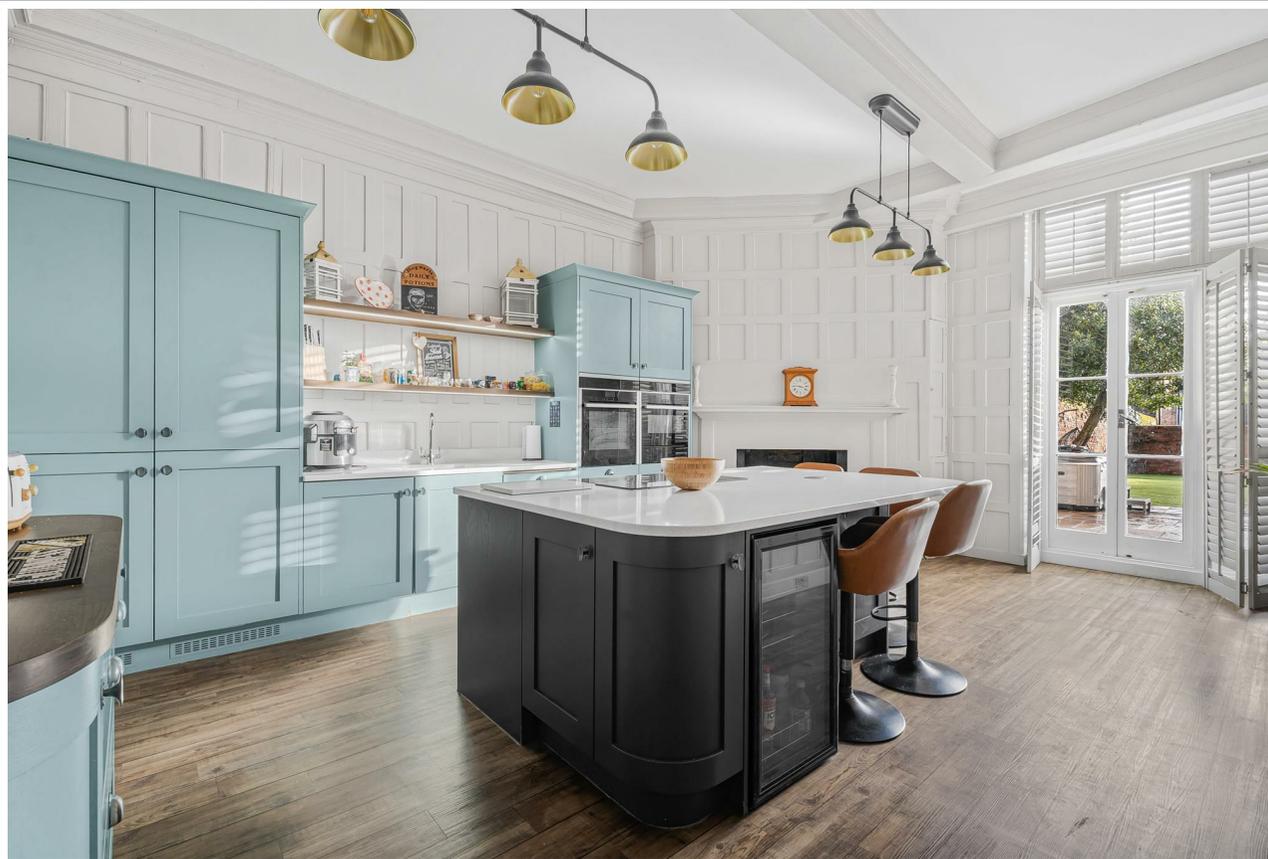


22, Bluecoat Yard, Ware  
SG12 9HL

Price Guide £825,000



[stevenoates.com](http://stevenoates.com)



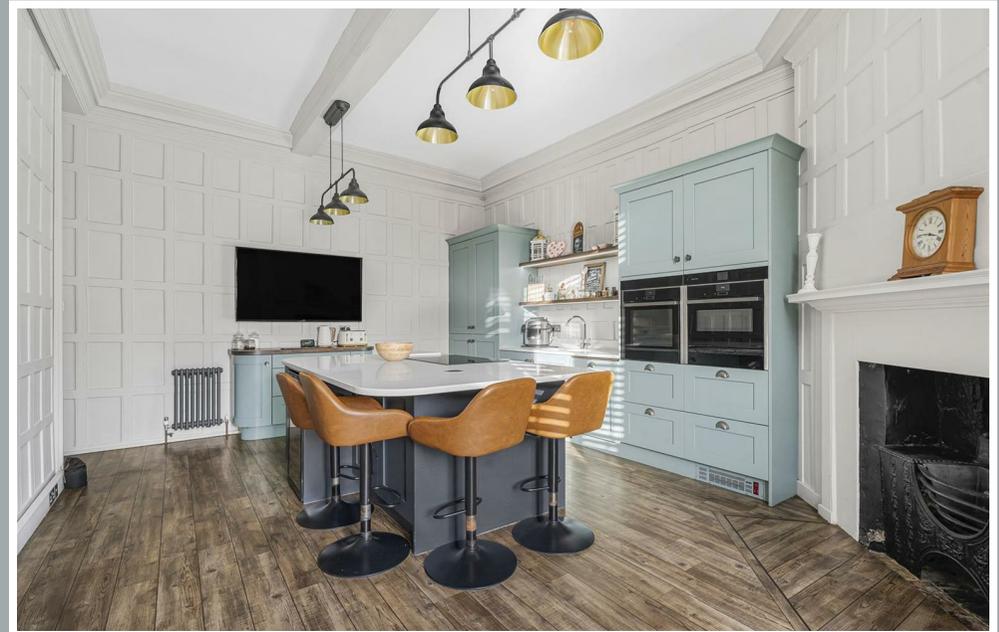
## 22 Bluecoat Yard, Ware, SG12 9HL

Nestled in the ever popular Bluecoat Yard of Ware, this exquisite Grade I Listed semi-detached house offers a unique blend of period character and modern living. It boasts historical significance while providing a comfortable and stylish home for contemporary families. With four spacious bedrooms, this residence is perfect for those seeking ample living space. The two well-appointed reception rooms provide versatile areas for relaxation and entertainment. The stunning kitchen and dining area is a true highlight, designed to be both functional and aesthetically pleasing. The property is complemented by a large, low-maintenance garden, providing a serene outdoor space for children to play or for adults to unwind. This garden is perfect for summer barbecues or simply enjoying the fresh air in a peaceful setting. This characterful home in Bluecoat Yard is not just a property; it is a lifestyle choice, offering a harmonious blend of history and modernity in a sought-after location. Allocated parking in town centre location with an options to rent second space (£15pcm approx).

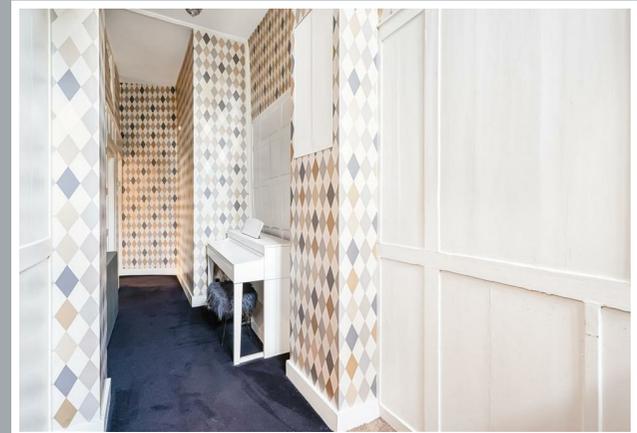
Located within the heart of Ware town centre, this period home is only a short stroll from the many shops, restaurants and coffee shops Ware has to offer, along with Ware train station which provides fast and regular services to London Liverpool Street.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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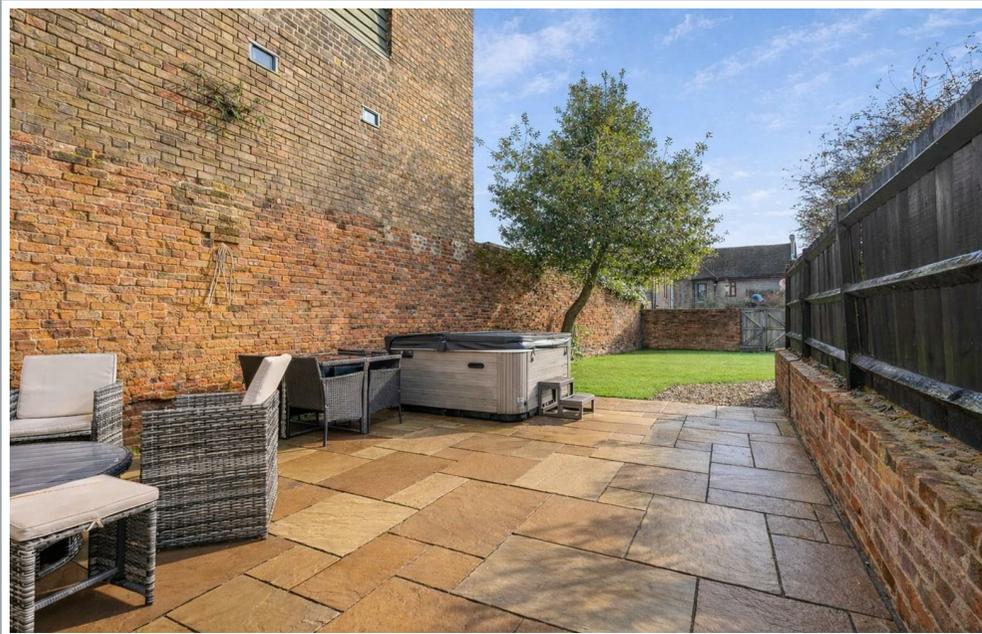
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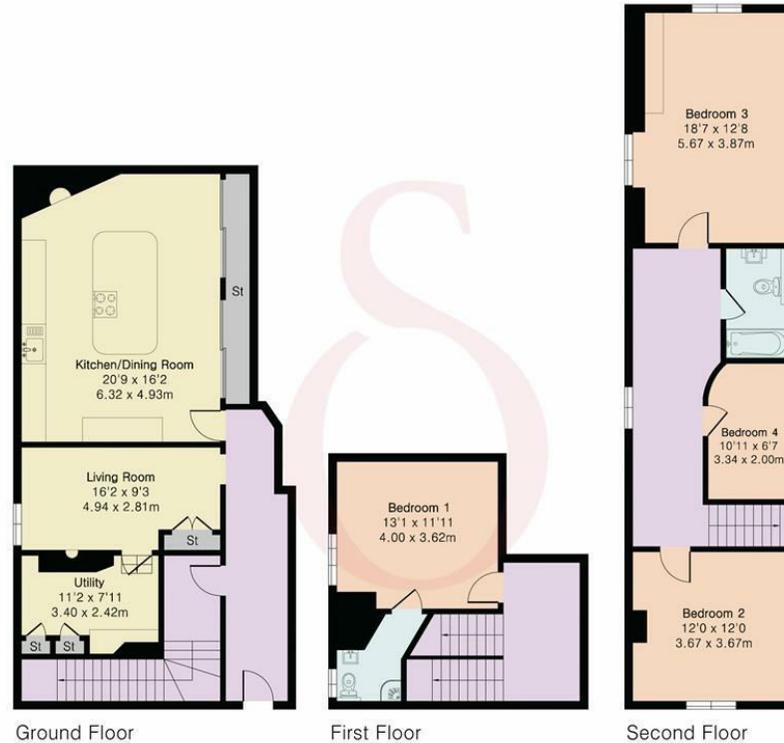
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**Approximate Gross Internal Area 1887 sq ft - 175 sq m**

Ground Floor Area 854 sq ft – 79 sq m

First Floor Area 328 sq ft – 30 sq m

Second Floor Area 705 sq ft – 66 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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