



Steven Oates are pleased to offer for rent this beautifully appointed two 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 accessed by its 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, while on the second floor, there are two good sized bedrooms and a bathroom. Single garage. Offered unfurnished and available now.



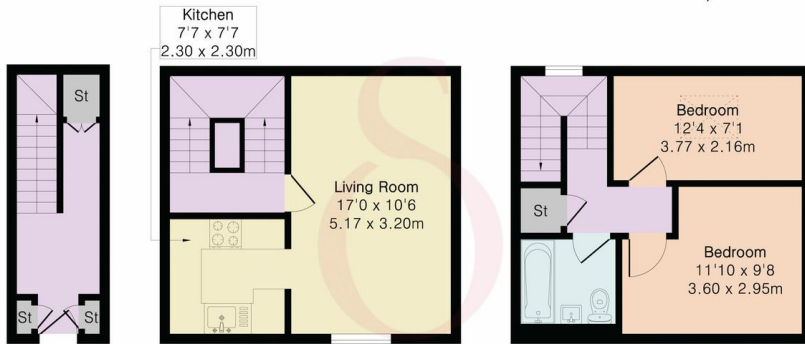


**Approximate Gross Internal Area 719 sq ft - 67 sq m**

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



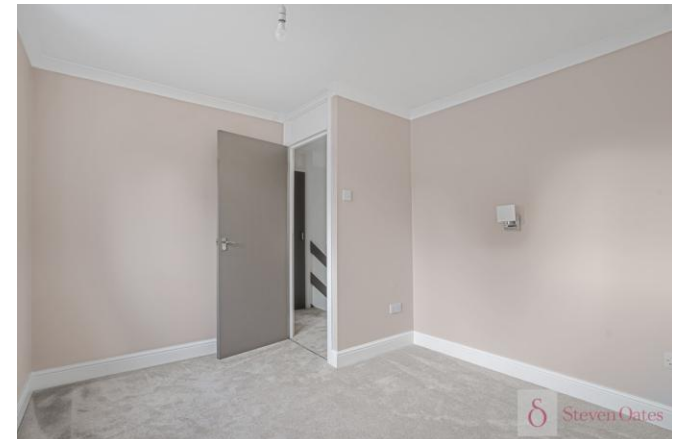
Ground Floor First Floor

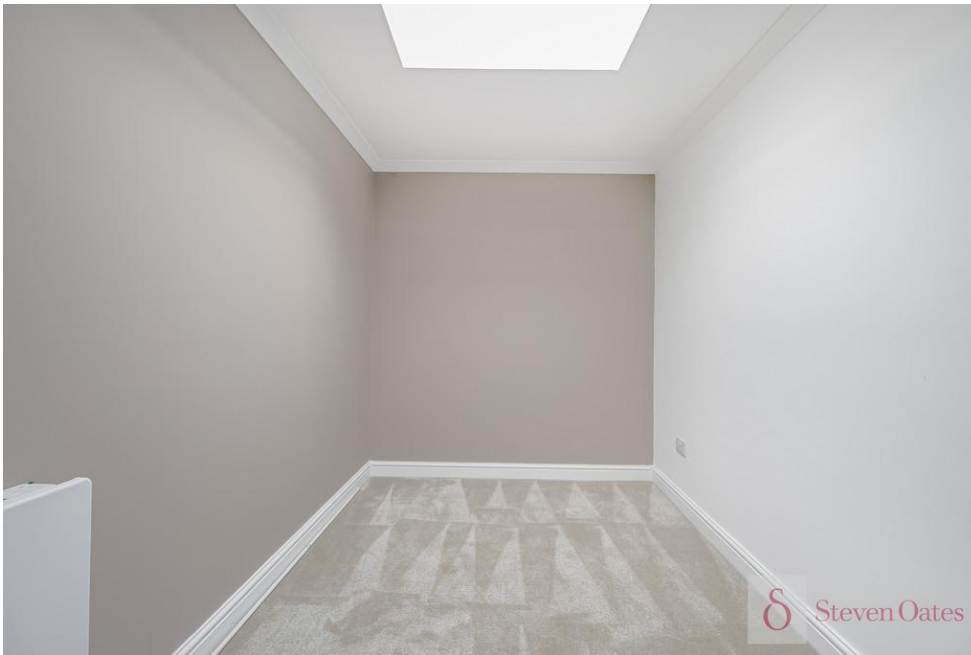
Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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.





Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only intended as a general guide to the property. Measurements and distances are approximate. These particulars do not form part of any offer or contract. If there are important matters that are likely to affect your decision to buy, please contact us before viewing the property. Please note that we have not tested the services, equipment or appliances in this property, accordingly, we advise prospective buyers to commission their own survey or service reports before finalising any offer to purchase.