



2 Bed House - End Terrace  
located in

**JR**  
JOSHUA REED  
Estate Agents



71 Star Street  
Ware  
SG12 7AQ



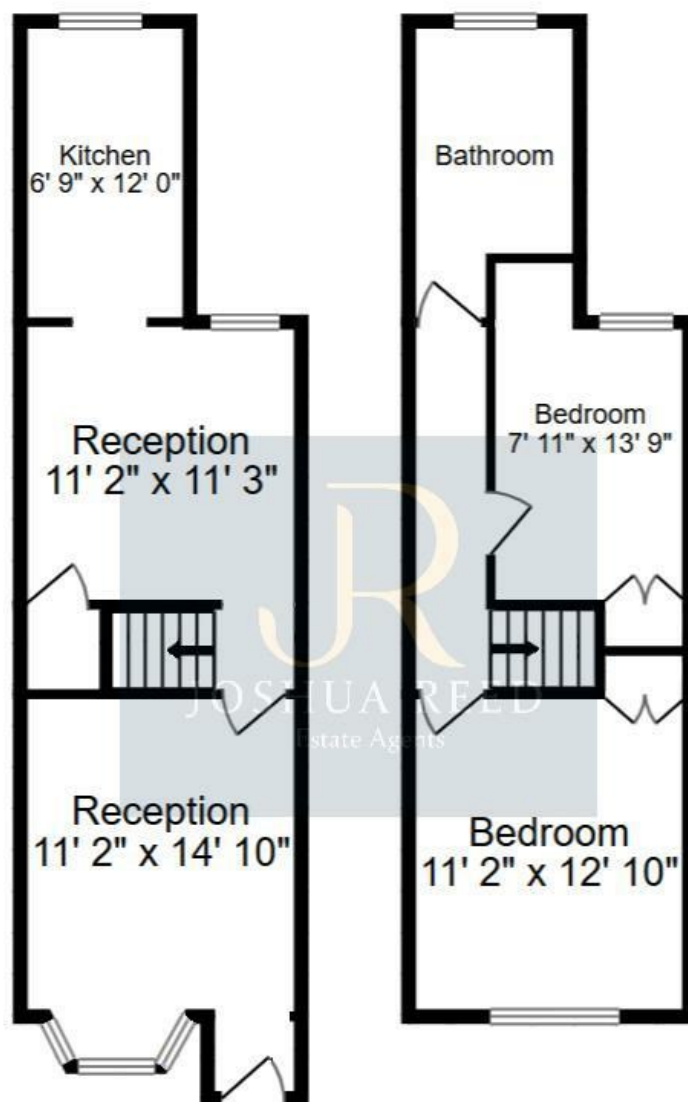
2



1



2



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Guide price £390,000

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#### SUMMARY

A two bedroom Victorian property with great scope for extension and renovation situated just a short walk away from Ware High Street Train Station and River Lea. The current accommodation features two reception rooms, kitchen, a first floor bathroom, good size rear garden and the potential for off street parking to the side subject to a drop kerb application. Plans for ground floor extension and loft conversion are available on request. No Chain.

Arrange an immediate viewing.

#### DIRECTIONS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		