



Church Field, Ware

£240,000 Leasehold

CHAIN FREE • Refitted Bathroom • Ground Floor Maisonette • Gas Central Heating • Cul De Sac Location • Own Private Garden • Allocated Parking • Rear Access to Garden



Accommodation Comprises:

Porch

Lounge / Diner

11' 9" x 11' 5" (3.57m x 3.49m)

A bright and comfortable reception space with a front aspect window allowing for good natural light. Well-proportioned and suitable for both seating and dining.

Kitchen

18' 2" x 5' 7" (5.54m x 1.70m)

Fitted with a range of wall and base units, offering practical storage and worktop space. Door providing direct access to the rear garden.

Bedroom

12' 2" x 9' 3" (3.71m x 2.83m)

A good-sized double bedroom with space for freestanding furniture and a window overlooking the rear aspect.

Bathroom

Modern fitted bathroom comprising a bath with shower over and wash hand basin, finished in a clean, neutral style.

Anti-Money Laundering (AML) Notice

In accordance with the Money Laundering Regulations 2017, all prospective purchasers must complete identity and verification checks before an offer can be progressed. A £10 non-refundable AML verification fee per buyer is payable before checks are undertaken.





Keith Ian are pleased to present this chain-free, ground floor one-bedroom maisonette, located on Church Field in Ware. This property offers a straightforward and practical layout, ideal for first-time buyers, downsizers, or investors. The accommodation includes a bright living room, separate kitchen with access to the rear garden, a well-proportioned bedroom, and a modern bathroom. Externally, the property benefits from a private rear garden with direct access to the allocated parking space, along with additional on-street parking available. Further features include gas central heating and double glazing throughout.

Ware is a well-regarded market town offering a variety of shops, cafés, restaurants, and everyday amenities. The town is particularly popular with commuters, with Ware station providing regular services into London Liverpool Street. The area also benefits from riverside walks along the River Lea, a selection of schools, and good road links via the A10 to Hertford, Cambridge, and the M25. Ware combines convenience with a more relaxed, small-town feel, making it a desirable place to live.

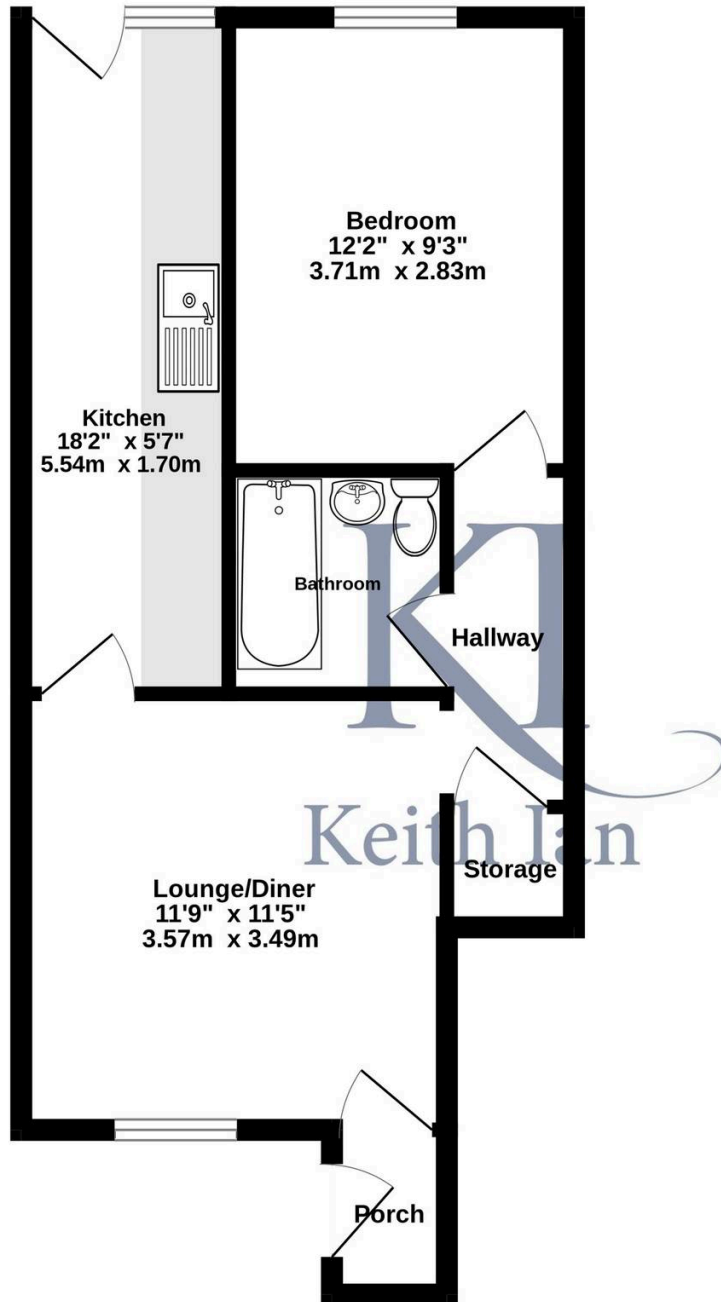
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Ground Floor
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 439 sq.ft. (40.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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