



**Church Street
Ware**



£1,995 Per month

A beautifully presented two-bedroom house ideally located in Ware town centre. The property has been recently redecorated throughout and benefits from brand-new carpets upstairs, a fully integrated bespoke kitchen, luxury four-piece bathroom suite, fully enclosed courtyard garden and allocated parking for one car.

Available beginning immediately, Offered unfurnished.

- Recently Redecorated
- Brand new carpets
- Gas central Heating
- Courtyard Garden
- Parking space
- Downstairs WC
- Utility Room
- Study
- Bathroom with both Bath and Shower cubicle

Open Plan Living Area 30'3 x 14'3
Entrance door to the front aspect. Two sash windows to the front and two sash windows with French doors to the side aspect. Plantation shutters, two traditional-style radiators, wooden flooring, television point and power points. Staircase rising to the first-floor landing.
Luxury fitted kitchen comprising a range of wall and base units with work surfaces over, incorporating an inset sink with feature mixer tap. Integrated electric oven and hob with extractor hood over, integrated fridge-freezer and integrated dishwasher.
Doors leading to the utility room/WC and a useful storage cupboard housing the consumer unit.

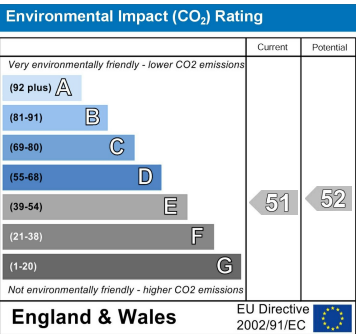
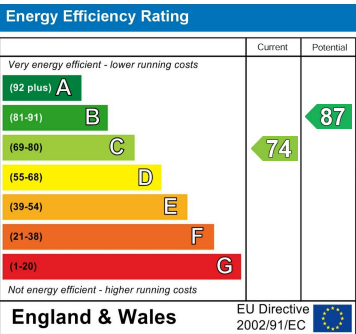
Bedroom One 22' 6 narrowing to 13'10 max x 10' 11
Two windows to the front aspect with plantation shutters. Wall-mounted radiator, flooring laid to brand-new carpet

Bedroom Two 15' 5 max x 9' 10" max
Sash window to side aspect with Plantation shutters. Large range of fitted wardrobes, traditional radiator, Flooring laid to brand new carpet

Study 10'2 max x 6'7 max
Traditional radiator, cupboard housing boiler, flooring laid to brand new carpet

Bathroom
suite comprising of a panel enclosed bath with mixer taps and a shower attachment, a wall mounted thermostatically controlled shower cubicle, low level wc, wall mounted wash hand basin with vanity cupboard under, wall mounted heated towel rail and extractor fan. Recessed lighting, tiled walls and fully tiled flooring.

Rear Garden
A fully paved courtyard garden, fully enclosed with timber fencing.

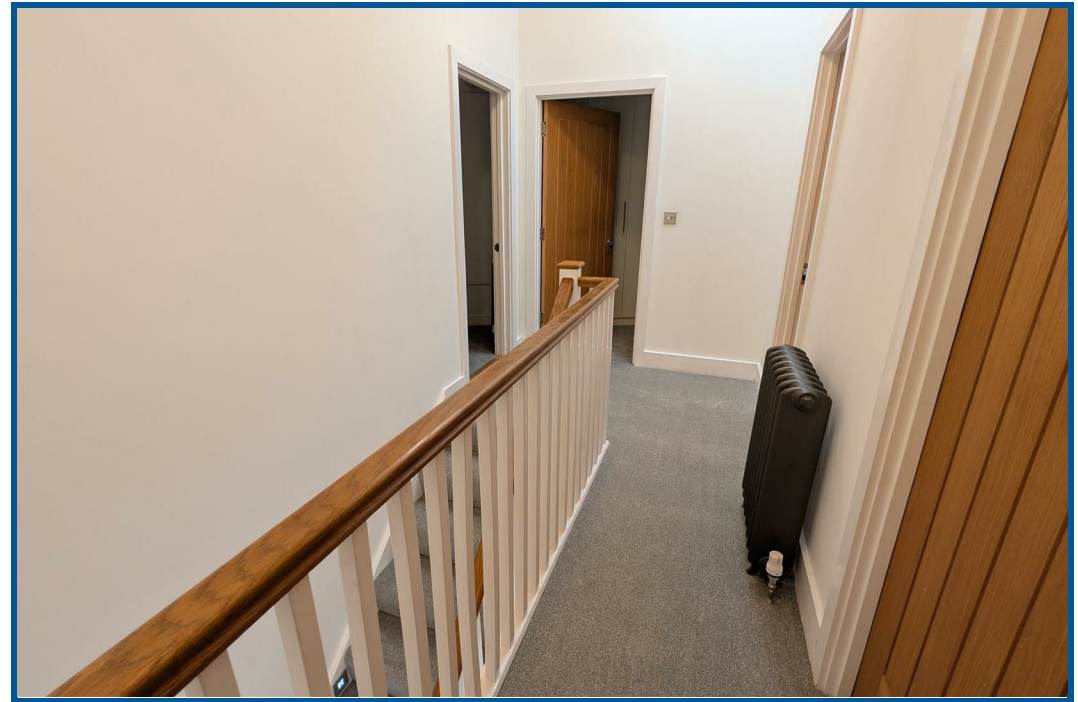


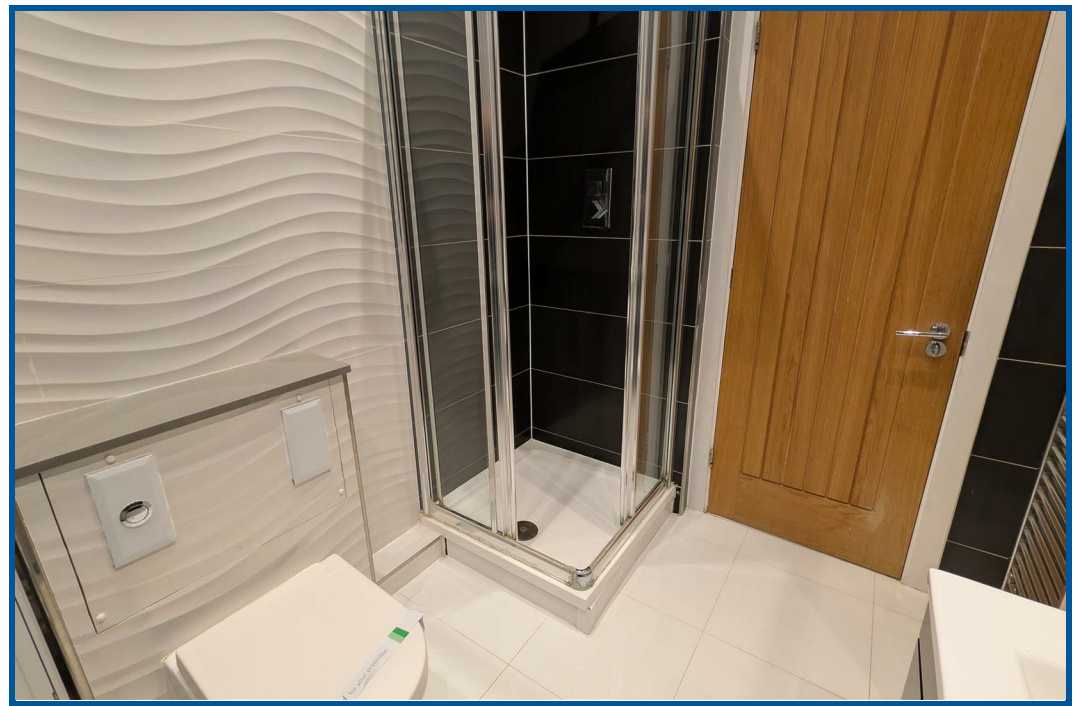
Utility Room
Tiled flooring plus space and plumbing for washing machine and tumble dryer. Door to downstairs wc.

W.C.
Suite comprising, low level WC with concealed cistern, wall mounted wash hand basin with vanity cupboard under. recessed lighting and tiled flooring.

Landing
Staircase with inset lighting, carpet flooring, wall mounted radiator, and skylight. Flooring laid to brand new carpet











GROUND FLOOR



1ST FLOOR