

New Road, Ware, SG12 7BS

£425,000 Freehold

PETER CUFFARO

ESTATE AGENTS









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Charming two bedroom character home in central Ware with off street parking, open plan living, courtyard garden, basement potential, and easy access to amenities, transport, and schools. Chain free.
Council Tax band: C

Tenure: Freehold

- Beautiful Two Bedroom Character Home In The Heart Of Ware
- Open Plan Kitchen/ Family Room, With Potential For A Basement Conversion
- First Floor Offers Bedroom Two/Snug And Family Bathroom
- Main Bedroom Occupies The Top Floor.
- Courtyard Rear Garden Directly Off The Kitchen Area.
- The Front Offers A Small Garden And Allocated Off Street Parking
- Walking Distance To Ware High Street And Local Amenities In Seconds
- Walking Distance To Ware Train Station In Minutes
- Easy Access To Schooling For All Ages And Major Roads Including A10, M25, A414 And M11
- CHAIN FREE

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Living/Kitchen Area
16' 2" x 11' 5" (4.93m x 3.47m)

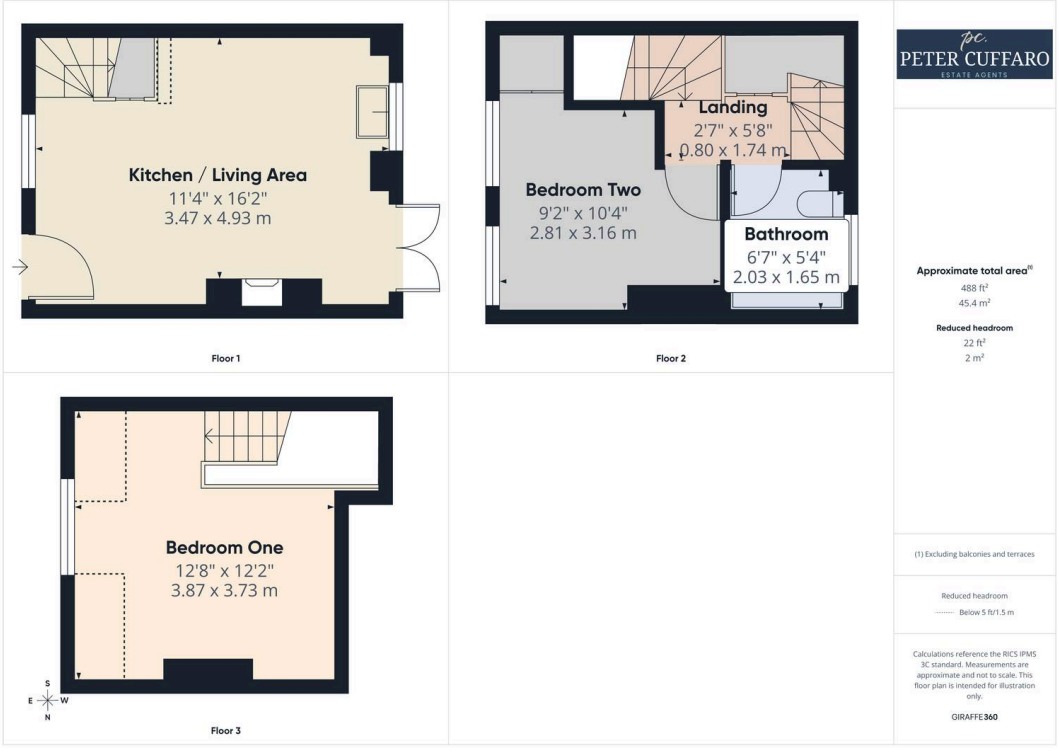
Landing
5' 9" x 2' 7" (1.74m x 0.80m)

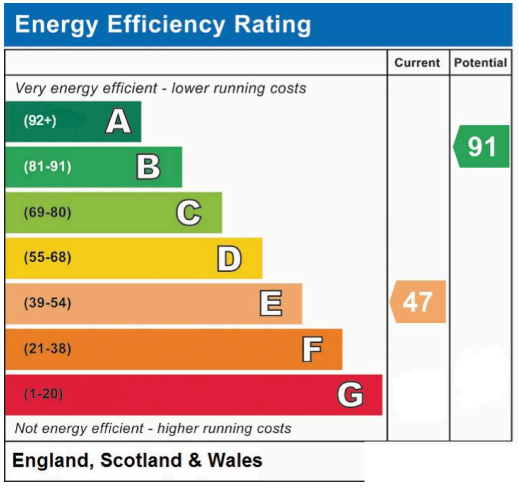
Bedroom Two/Snug
10' 4" x 9' 3" (3.16m x 2.81m)

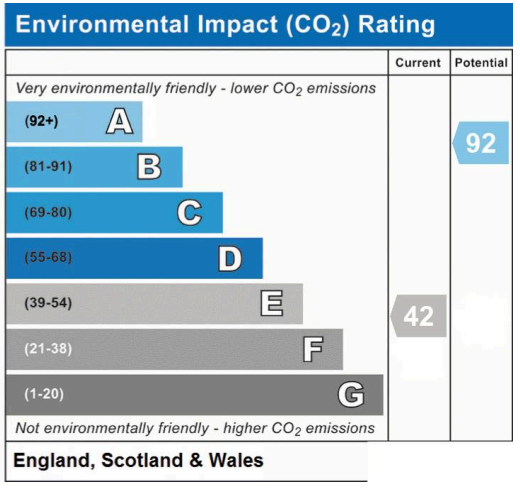
Bathroom
6' 8" x 5' 5" (2.03m x 1.65m)

Landing

Bedroom One
12' 8" x 12' 3" (3.87m x 3.73m)







MONEY LAUNDERING REGULATIONS: Purchasers need to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We endeavour to make our sales particulars accurate/reliable; they are only a guide to the property. Measurements indicated are supplied for guidance only and must be considered incorrect. Please note we have not tested the services or equipment/appliances in this property, we strongly advise prospective buyers to commission their own survey and service reports before finalising an offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE OR REPRESENT FACT OR FORM PART OF ANY OFFER/CONTRACT. THE MATTERS REFERRED TO IN THE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS/TENANTS. NEITHER PETER CUFFARO ESTATE AGENTS OR ANY OF ITS EMPLOYEES/AGENTS HAVE AUTHORITY TO MAKE/GIVE ANY REPRESENTATION OR WARRANTY IN RELATION TO THIS PROPERTY.