

- Walking distance to station
- Stunning Maltings conversion
- Chain free
- Large double bedroom
- Potential two bed conversion
- Allocated parking
- First Floor Apartment
- Vaulted Oast Tower Living Room
- Open Plan Lounge Kitchen

BURYFIELD MALTINGS, WATTON ROAD, WARE



A stunning conversion set in a town centre location and offered with no onward chain. This spacious one bedroom apartment does have the potential to be converted into 2 bedrooms. Features a vaulted ceiling in the lounge which used to be the former Oast tower adding light to the living space.

GUIDE PRICE
£270,000

Ware
01920 412200

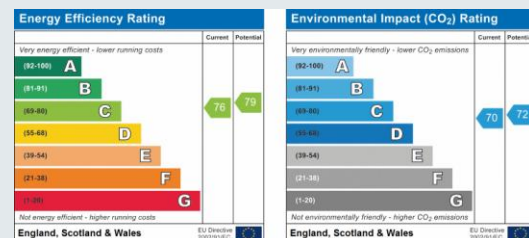
110 High Street, Ware, Hertfordshire, SG12 9AP

facebook.com/ensumbrown
@ensumbrown

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WELLINGTONWISE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



BURYFIELD MALTINGS, WATTON

GUIDE PRICE
£270,000

A stunning conversion set in a town centre location and offered with no onward chain. This extremely spacious one bedroom apartment does have the potential to be converted into two bedrooms (STPP). The property enjoys a vaulted ceiling in the lounge which used to be the former Oast tower, a unique feature that adds lots of light to the living space.

SECURITY ENTRY SYSTEM TO:

COMMUNAL HALLWAY

Front door to:

ACCOMMODATION

RECEPTION HALL

Airing Cupboard housing hot water tank and linen shelves. Door to:

LIVING ROOM/ KITCHEN

19' 8" x 18' 8" (6.0m x 5.7m)

A Bright and airy room that has the benefit of the Oast tower providing a feature vaulted ceiling. Double glazed door to side with Juliet balcony. Range of fitted wall and base units with work surfaces over. Inset 1 and half bowl drainer sink unit. Integrated 4 ring ceramic hob and electric oven with extractor hood over. Built in Dishwasher, fridge and freezer. Partly tiled walls

MASTER BEDROOM

16' 4" x 9' 6" (5.0m x 2.90m)

Two double glazed windows to side. Electric heater.

BATHROOM

Three piece suite comprising: shaped bath with shower attachment over and glass screen, low level WC and pedestal wash hand basin.

OUTSIDE

PARKING

The property has an allocated parking space.

AGENTS NOTES - POTENTIAL BEDROOM TWO

With such a large bedroom this could be converted into two bedrooms. The floorplan for this is in the floorplan section. The property has lapsed permission which the current vendors are looking to get reinstated and would be happy to carry out the work prior to completion

LOCATION - WARE

The beautiful market town of Ware, Hertfordshire, is one of the oldest continuously occupied sites in Europe, dating back to the Mesolithic period, around 4000BC. Today, Ware is a bustling market and riverside town with a population of around 19,000.

Ware is located off the A10, with the popular town of Hertford just 3 miles up the road. The town is one of the areas most popular and you really do have the best of both worlds, surrounded by the beautiful Hertfordshire countryside, but well connected to London. If you are a commuter or just like to have regular day trips to London you are just 20 miles away by car and with very easy access by Ware train station to London Liverpool Street (approx. 45 mins) or if you prefer from Hertford East station to Liverpool Street (approx. 49 mins) or Hertford North Finsbury Park/Kings Cross (approx. 35 mins).

Unlike many towns, Ware has a bustling high street and very much has a social 'café' culture. There is a superb combination of national and local independent stores, restaurants and bars. Of course, there are also all the other amenities anyone could need in the town including a library, doctors, dentists, superstores as well as having Hanbury Manor Hotel and golf course and East Herts golf course just down the road. There are multiple parks and playing fields, Wodson Park sports and leisure centre, walks and stunning locations to sit by or be on the river Lea which runs through the town and surrounding countryside.

With regards to education, you are in one of the best places in the country. You have the prestigious Presdales secondary and sixth form school for girls and Chauncy secondary and sixth form. Of course there are also multiple nursery's and well regarded primary schools.

If you don't live in Ware already, then look no further for your next home!

