

- Ground floor maisonette
- Two bedrooms
- Private garden
- Off street parking
- Garage
- Large lounge/diner
- Bathroom
- Double glazing
- Modern kitchen

KINGSWAY, WARE



An opportunity to acquire this beautifully presented 2 bedroom ground floor maisonette, ideally located a short distance to local amenities and within walking distance from Ware High Street and Ware station. The property benefits from off street parking, a garage and wonderful private garden.

GUIDE PRICE
£290,000

Ware
01920 412200

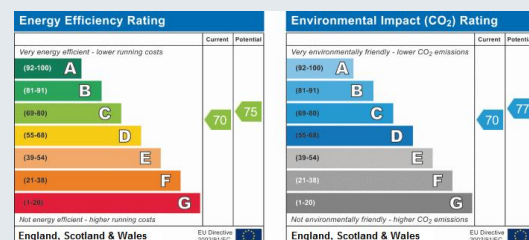
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Written quotations available on request. All loans secured on property. Life assurance is usually required.



KINGSWAY, WARE

GUIDE PRICE
£290,000

An opportunity to acquire this beautifully presented two bedroom ground floor maisonette, ideally located a short distance to local amenities and within walking distance from Ware High Street and Ware BR station. The property benefits from off street parking, a garage and a wonderful private garden to rear and garden to front. This ground floor maisonette with gas fired central heating further benefits from two excellent size bedrooms one with French doors to the rear garden, modern bathroom, modern kitchen and a great bright lounge diner with patio doors to front garden.

ACCOMMODATION

HALLWAY

A welcoming space with three handy storage cupboards and doors to:

LOUNGE/DINER

11' 0" x 18' 0" (3.35m x 5.49m)

A large lounge diner with large patio doors leading to the front garden

KITCHEN

8' 5" x 8' 11" (2.57m x 2.72m)

Modern kitchen with double glazed window to front aspect with a range of wall and base units with gas hob integrated oven, microwave and work surface over spaces for dishwasher and washing machine and there is space for a fridge freezer

BATHROOM

5' 9" x 6' 7" (1.75m x 2.01m)

A lovely modern white suite with heated towel rail, low level WC, pedestal sink and bath with shower screen and shower over. Obscure double glazed window to side aspect

BEDROOM ONE

8' 6" x 14' 5" (2.59m x 4.39m)

A large double bedroom with double glazed window to rear aspect

BEDROOM TWO

6' 10" x 10' 6" (2.08m x 3.2m)

Another good size room with double glazed French doors to rear access

GARAGE

To the rear of the plot there is parking in front of the garage for one car. There is a single garage with power and secure electric roller door. The garage is accessible from the rear private garden via a side door.

FRONT GARDEN

Originally the show home for the entire development this property comes with a large plot including the a large front garden laid to lawn

REAR PRIVATE GARDEN

The shining light of the property is the large rear private garden with paving stones down to the garage, large decking area, garden shed, mature borders and large lawn area

Agents Notes

In excess of 140 years

Ground Rent: £100 per annum

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!

