

308b Ware Road  
Herford, SG13 7ER  
Guide price £525,000

**ma**  
morgan alexander





## 308b Ware Road Hertford, SG13 7ER

This recently built, three-bedroom end-terrace family home boasts a private garden, and two allocated parking spaces. Featuring stunning décor throughout, this modern property offers bright and airy living spaces.

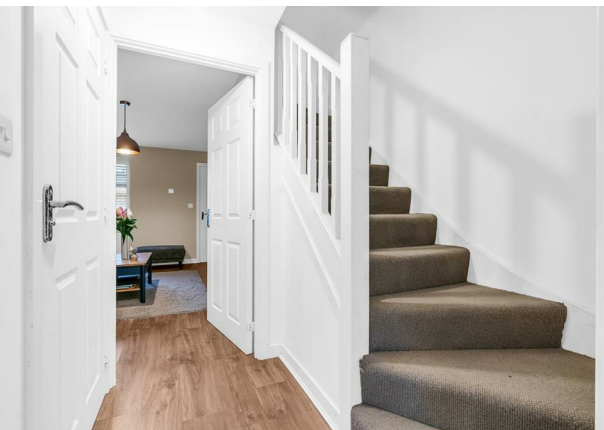
The ground floor comprises an inviting entrance hall, good size living room with window to the front, inner hall with access to a cloakroom/WC, a modern kitchen equipped with integrated appliances and door that opens out to the garden. Upstairs, you'll find two double bedrooms and the family bathroom. The top floor offers a stylish master bedroom and an ensuite shower room. .

The private garden is a standout feature, low maintenance with paved and decked terraces and a side gate with steps providing easy access to the parking area to the rear.

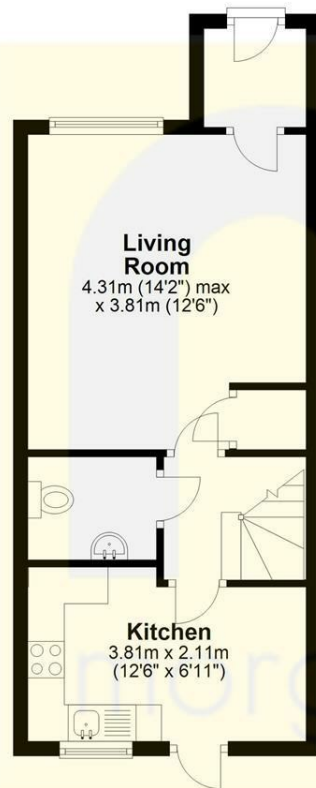
The property comes with 6 years remaining on the NHBC Guarantee.

Situated on Ware Road, within a beautifully designed development, this property enjoys a prime location just moments from the excellent amenities of Hertford town centre. Residents will also appreciate the nearby green spaces of Hartham Common and the Meads. Hertford East and Ware stations, both within walking distance, provide convenient rail links to London.

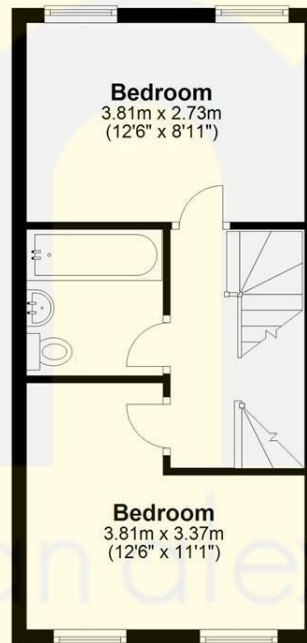




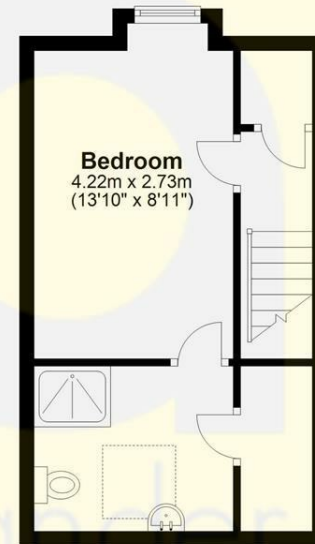
**Ground Floor**  
Approx. 33.3 sq. metres (358.0 sq. feet)



**First Floor**  
Approx. 31.7 sq. metres (340.7 sq. feet)



**Second Floor**  
Approx. 25.5 sq. metres (274.4 sq. feet)



Total area: approx. 90.4 sq. metres (973.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY: NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

**PROPERTY MISDESCRIPTIONS ACT 1991**

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

[morgan-alexander.co.uk](http://morgan-alexander.co.uk)



40 Castle Street, Hertford, Herts, SG14 1HH  
Tel: 01992 248028  
[westley@morgan-alexander.co.uk](mailto:westley@morgan-alexander.co.uk)