

49 Ware Road  
Herford, SG13 7ED  
Guide price £950,000





## 49 Ware Road Hertford, SG13 7ED

Currently arranged for care accommodation with individual independent living, the property now requires full modernisation. For the right buyer this is not a drawback, it is the value. The house already provides scale, symmetry and kerb appeal. What it needs is vision and execution. The footprint is generous and lends itself naturally to reconfiguration, enlargement and the creation of an exceptional long term family home.

The front door opens into a wide and welcoming hallway which immediately establishes the proportions of the house. Two principal reception rooms sit to the front, both well balanced and ideal as formal sitting and family rooms. To the rear is a kitchen dining room overlooking the garden with side access, alongside a further reception room, a utility room and a ground floor shower room with WC.

The first floor offers five bedrooms. One bedroom benefits from its own toilet and basin, in addition to the family bathroom and a separate WC. The layout is straightforward and adaptable, providing clear potential for ensuite creation or a superior master suite arrangement.

Externally the property continues to impress. A good size enclosed rear garden offers privacy and space for landscaping or extension subject to the usual consents. To the front there is off street parking, an increasingly valuable feature in this central position.

Ware Road places you moments from Hertford town centre and Hertford East station, with preferred schooling and daily amenities within easy reach. Houses of this scale and character rarely become available without compromise. Here the compromise is decorative condition, not location or proportion.

For buyers prepared to refurbish properly, this is the opportunity to secure a landmark family home in the heart of SG13 rather than settling for a finished house with no upside.

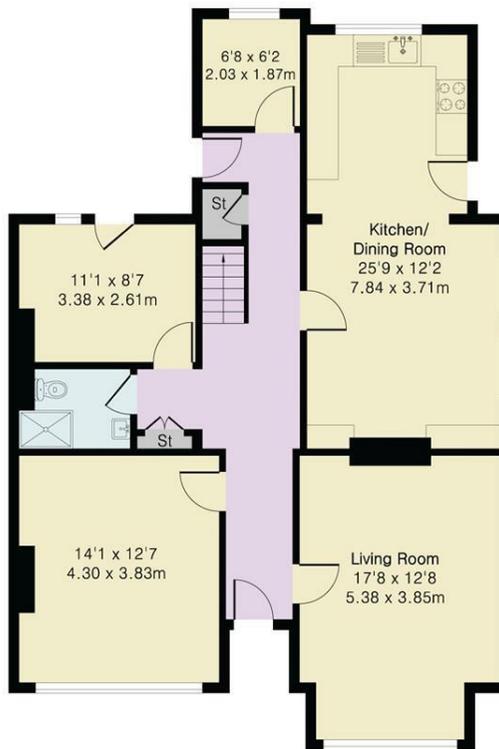




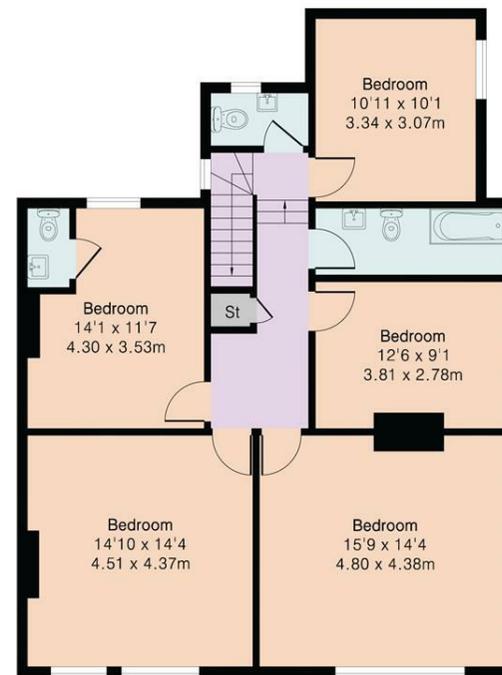
## Approximate Gross Internal Area 2106 sq ft - 195 sq m

Ground Floor Area 1079 sq ft – 100 sq m

First Floor Area 1027 sq ft – 95 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.

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