

273 Ware Road
Herford, SG13 7EL
Guide price £675,000





273 Ware Road Hertford, SG13 7EL

This attractive home now requires modernisation but presents a compelling opportunity for buyers seeking to create a long-term home in one of Hertford's most desirable and well-connected locations.

The accommodation comprises an entrance hall leading to a well-proportioned living room to the front, featuring a fireplace and generous natural light. To the rear, a dining/family room enjoys direct access to the garden via French doors, making the most of the outstanding views beyond. The kitchen sits adjacent and leads through to a separate utility room, while an inner hallway provides access to a cloakroom/WC and a side door to the garden.

Upstairs, there are two generous double bedrooms, both well-sized, along with a family bathroom and useful eaves storage.

Externally, the property sits on a mature plot with a private rear garden arranged with a terrace leading to a lawn, framed by established planting and enjoying open views across the surrounding green space. To the rear of the plot is a detached double garage with electricity, water and an inspection pit. There is additional parking, while further off-street parking is available to the front on a gravelled area.



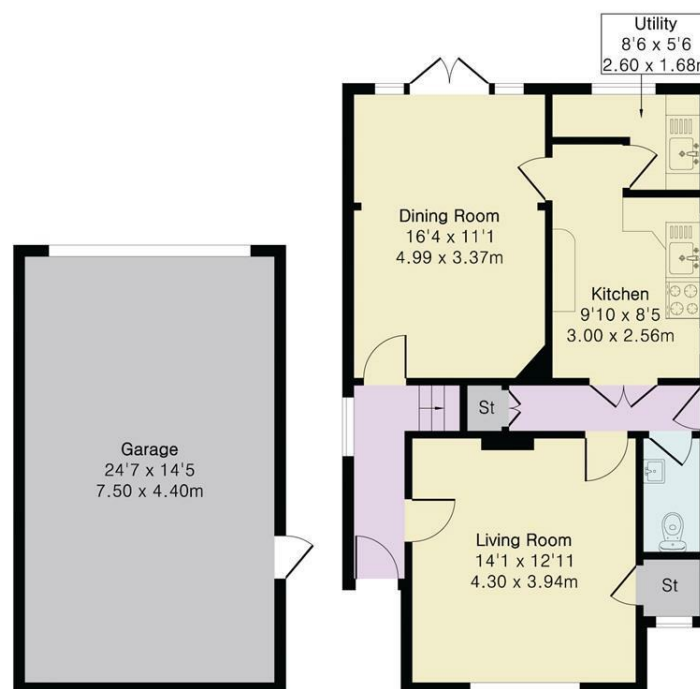


Approximate Gross Internal Area 1150 sq ft - 107 sq m (Excluding Garage)

Ground Floor Area 645 sq ft – 60 sq m

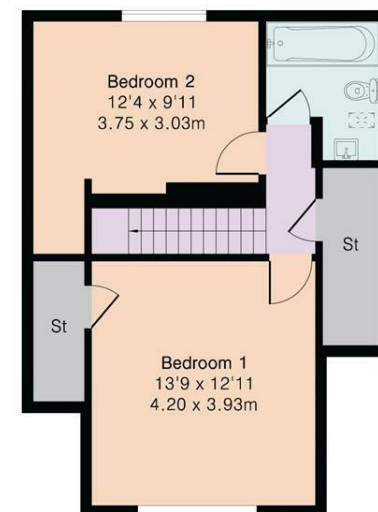
First Floor Area 505 sq ft – 47 sq m

Garage Area 355 sq ft – 33 sq m



Garage

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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