



- Superb End Terraced House
- High Specification Finish
- Gated Town Centre Position
- Open-Plan Living/Dining/Kitchen
- Two Double Bedrooms
- Two En-Suite Bathrooms
- Low Maintenance Rear Garden
- Allocated & Visitors Parking
- Property Constructed in 2018

BREWERY YARD, WATTON ROAD, WARE

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Ensum Brown are proud to offer this superb end of terrace mews house positioned in a sought-after gated town centre setting. Featuring a stunning open-plan living/dining kitchen space, 2 double bedrooms each with an en-suite plus externally allocated parking and a delightful low maintenance garden. Truly a must-view property!

GUIDE PRICE
£525,000

Ware
01920 412200

110 High Street, Ware, Hertfordshire, SG12 9AP

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	82	
(69-80)	C		
(55-68)	D		



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PROPERTY INSIGHT

Location, Location, Location! Ensum Brown are delighted to offer for sale this rarely available two bedroom mews style end of terrace house perfectly located in the heart of the town and within easy walking distance to Ware's bustling and vibrant high street & British Rail Station with its fast links into London Liverpool Street and Cambridge. This contemporary property was constructed in 2018 and the current vendor purchased from new - this is an excellent opportunity for a first-time buyer or downsizer and an internal viewing is highly recommended.

The development can be approached for vehicular access via both Priory Street and Watton Road plus there's also pedestrian access via Baldock Street so easily accessible with the high street amenities just being a stone's throw away. Once you enter through the secure gates you can instantly tell that this development is very well-maintained. The allocated parking space is directly outside the property which is very convenient when shopping or if you have a young child.

Let's now step inside to the entrance hall which sets the tone for the rest of this property; featuring wood flooring, radiator, stairs to the first floor accommodation and doors leading off to the cloakroom WC, open-plan living/dining space and a good-size hats and coats storage cupboard.

Firstly, the cloakroom WC is well-appointed and benefits from tiled flooring and partly tiled walls, an obscured double glazed window to the front aspect, spotlights to ceiling whilst being fitted with a low level flush WC and wash hand basin with chrome mixer tap and storage cupboard under.

Moving into the open-plan living/dining room, this is utterly delightful allowing a lot of natural light thanks to the dual-aspect full-length windows to the front aspect and patio doors leading out to the rear garden. Further benefitting wood flooring, two radiators and spotlights to ceiling, this room is the ideal space for modern-day living and ideal for entertaining guests. The tasteful and sleek fitted kitchen doesn't disappoint either; with tiled flooring and a comprehensive range of grey effect base units contrasting with wood effect wall units the space also comprises an integrated washing machine, dishwasher, oven and separate microwave, hob with extractor over and a sink with chrome mixer tap. A double glazed window looks out over the lovely courtyard-style rear garden.

Going upstairs via the staircase with feature lighting points and fitted carpet you then come to a spacious landing providing access to both bedrooms plus a deep storage cupboard housing the gas combination boiler with a double glazed window to the side aspect and spotlights to the ceiling.

The principal bedroom is a really decent size with fitted carpet, double glazed window to the front aspect, spotlights to ceiling, radiator and space for wardrobes. Leading off this bedroom there is a beautifully fitted en-suite shower room fitted with a low level flush WC, wash hand basin with chrome mixer tap and an enclosed shower cubicle with chrome wall-mounted shower unit. Also featuring tiled flooring and walls, chrome heated towel rail, an obscured double glazed window to the front aspect, spotlights to ceiling and extractor fan.

Heading into the second bedroom, this is also a good-size double with fitted carpet, two double glazed velux windows facing the rear aspect, spotlights to ceiling and space for wardrobes. This room also benefits from its own en-suite bathroom fitted with a low level flush WC, wash hand basin with chrome mixer tap and storage unit under, a P-shaped bath with screen and chrome mixer tap plus wall-mounted chrome shower unit. In addition, there is tiled flooring and walls, a velux window, spotlights to ceiling, extractor and chrome heated towel rail.

Outside, the rear garden is a perfect sun trap and the ideal space to relax and unwind; commencing with a decked area with steps leading down to an area laid to artificial law with fenced boundaries plus there is side access to the front of the property.

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.

