

Taylor Phelps are pleased to offer this rarely available three bedroom house to let positioned on River Street close to the high street and train station in Ware. This exceptional property boasts a bespoke high spec kitchen / breakfast room, a spacious reception hall, conservatory and well appointed living room. The first floor is home to three bedroom and the luxurious refitted bathroom. Externally there is an enclosed courtyard style garden and residents parking.





















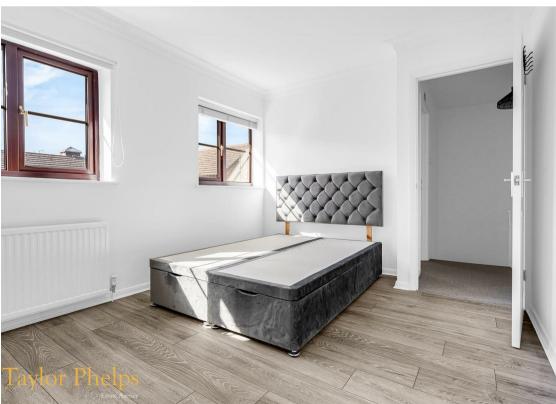








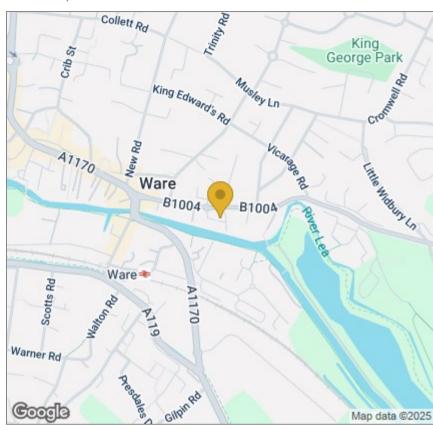




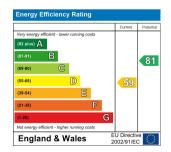
Floor Plan

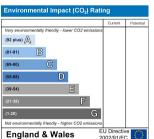
1ST FLOOR 445 sq.ft. (41.3 sq.m.) approx. **GROUND FLOOR** 516 sq.ft. (47.9 sq.m.) approx. CONSERVATORY 10'8" x 6'3" 3.25m x 1.91m BATHROOM KITCHEN/BREAKFAST ROOM 22'2" x 9'4" 6.76m x 2.84m BEDROOM 14'6" x 9'4" 4.42m x 2.84r RECEPTION ROOM 15'2" x 10'9" 4.63m x 3.28m ENTRANCE BEDROOM 9'5" x 7'7" 2.87m x 2.30m TOTAL FLOOR AREA: 961 sq.ft. (89.3 sq.m.) approx. Ist every attempt his been made to ensure the excuracy of the longing contained here, measurement toos, wedow, rooms and any other items are approximate and no responsibility is taken for any error, except purchaser. The services, systems and applicances show have not been tested and no guarante as to their operability of efficiency can be given. Made with Medical Programmer Made with Medical Programmer and the programmer and the programmer and the medical programmer Made with Medical Programmer and the programmer a

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.







