



Church Row, Ware SG12 9ER

£225,000

Taylor Phelps



Taylor Phelps

Estate Agency

*Taylor Phelps are pleased to offer this investment opportunity in Ware Town Centre. This property consists of a two bedroom split level house with its own Garage close to the high street and train station which serves both Hertford East and London Liverpool Street. The property has approx. 50 years remaining on the lease - of which the cost to extend to 125 years we understand to be approx. £34,000.*



Taylor Phelps

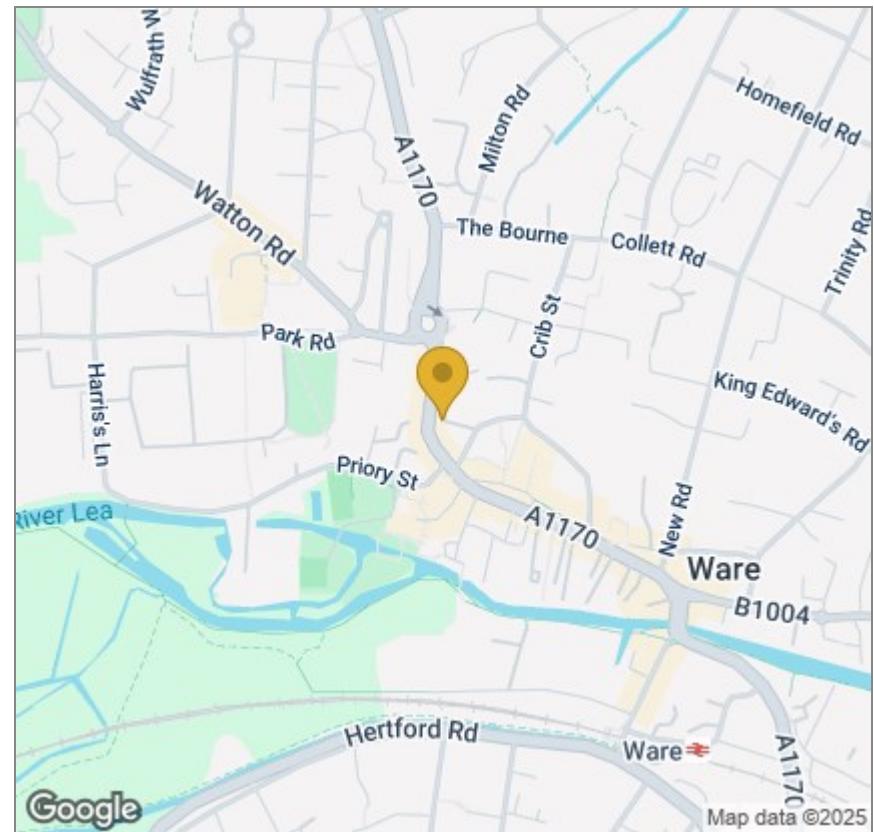


1

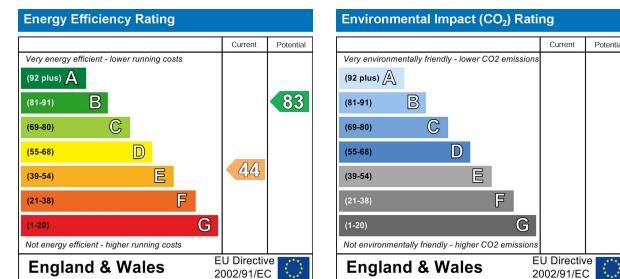
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

01920 459000

hello@taylorphelps.co.uk

5 Frenchs Yard, Amwell End, Ware, Hertfordshire, SG12 9HP



rightmove

Zoopla.co.uk

PRS  
Property  
Redress  
Scheme



[www.taylorphelps.co.uk](http://www.taylorphelps.co.uk)