



Church Row, Ware SG12 9ER

£225,000



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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

ENTRANCE

UP
ENTRANCE HALL

STORAGE

FIRST FLOOR

UP

KITCHEN
7'0" x 7'0"
2.13m x 2.13m

LOUNGE/DINER
10'1" x 12'5"
4.89m x 3.66m

SECOND FLOOR

DOWN

CUPBOARD

BATHROOM
6'0" x 5'0"
1.83m x 1.53m

BEDROOM
12'0" x 7'0"
3.66m x 2.13m

BEDROOM
12'0" x 9'0"
3.66m x 2.79m

Garage

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>					
		83			
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>					
		44			
England & Wales		EU Directive 2002/91/EC			
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