

**308D Ware Road
Hertford, SG13 7ER
Guide price £499,995**





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Featuring stunning décor throughout, this modern property offers bright and airy living spaces.

The ground floor comprises an inviting entrance hall, good size living room with window to the front, inner hall with access to a cloakroom/WC, a modern kitchen equipped with integrated appliances and door that opens out to the garden. Upstairs, you'll find two double bedrooms and the family bathroom. The top floor offers a stylish master bedroom with storage.

The private garden is a standout feature, low maintenance with a paved terrace, artificial lawn and a rear gate with steps providing easy access to the parking area to the rear.

The property comes with 5 years remaining on the NHBC Guarantee.

Situated on Ware Road, within a beautifully designed development, this property enjoys a prime location just moments from the excellent amenities of Hertford town centre. Residents will also appreciate the nearby green spaces of Hartham Common and the Meads. Hertford East and Ware stations, both within walking distance, provide convenient rail links to London.



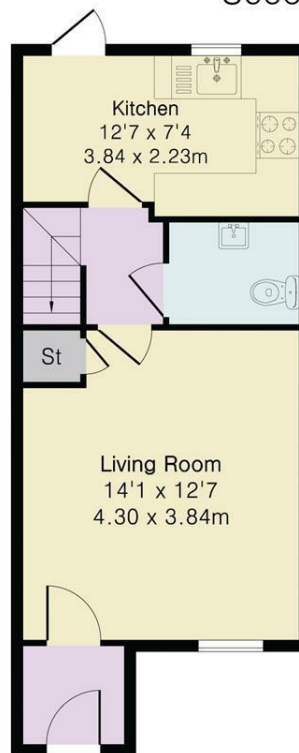


Approximate Gross Internal Area 966 sq ft - 89 sq m

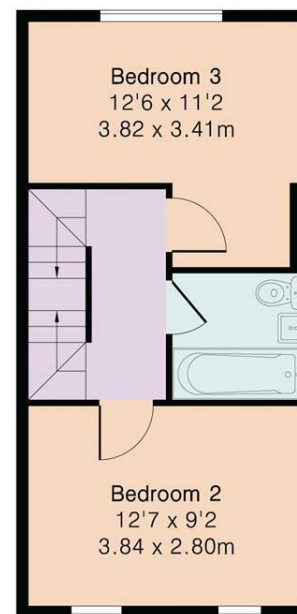
Ground Floor Area 357 sq ft – 33 sq m

First Floor Area 335 sq ft – 31 sq m

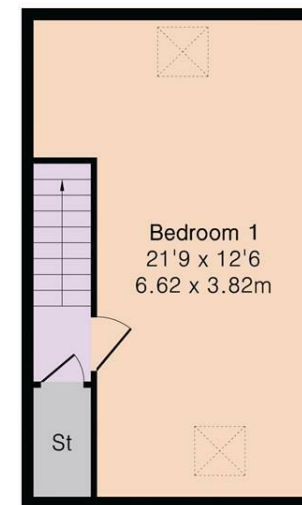
Second Floor Area 274 sq ft – 25 sq m



Ground Floor



First Floor



Second 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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