

35 New Road  
Ware, Hertfordshire SG12 7BU  
£1,600

**ma**  
morgan alexander





## 35 New Road Ware, Hertfordshire SG12 7BU

A beautifully presented three bedroom terrace house in the heart of Ware, complimented by many original features and only a short walk away from the town centre.

Fully / Partly furnished and finished to an excellent standard, this property offers a very modern feel.

The ground floor features a cosy living room area with wooden flooring throughout as you walk into the house, leading to a large kitchen that comes with fully integrated appliances and a dining room area tiled all the way through with lots of sunlight entering through the well maintained garden with a patio area, ideal for family gatherings.

On the first floor there are three carpeted bedrooms and a modern family bathroom.

The larger bedroom comes furnished with a good sized wardrobe and a doubled bed.

The latter two bedrooms will be without any furniture, with the first bedroom offering integrated storage.

Extra Storage: Loft Space, Garden shed.

Parking: apply to the council for a parking permit for car park.

Available from 1st May.

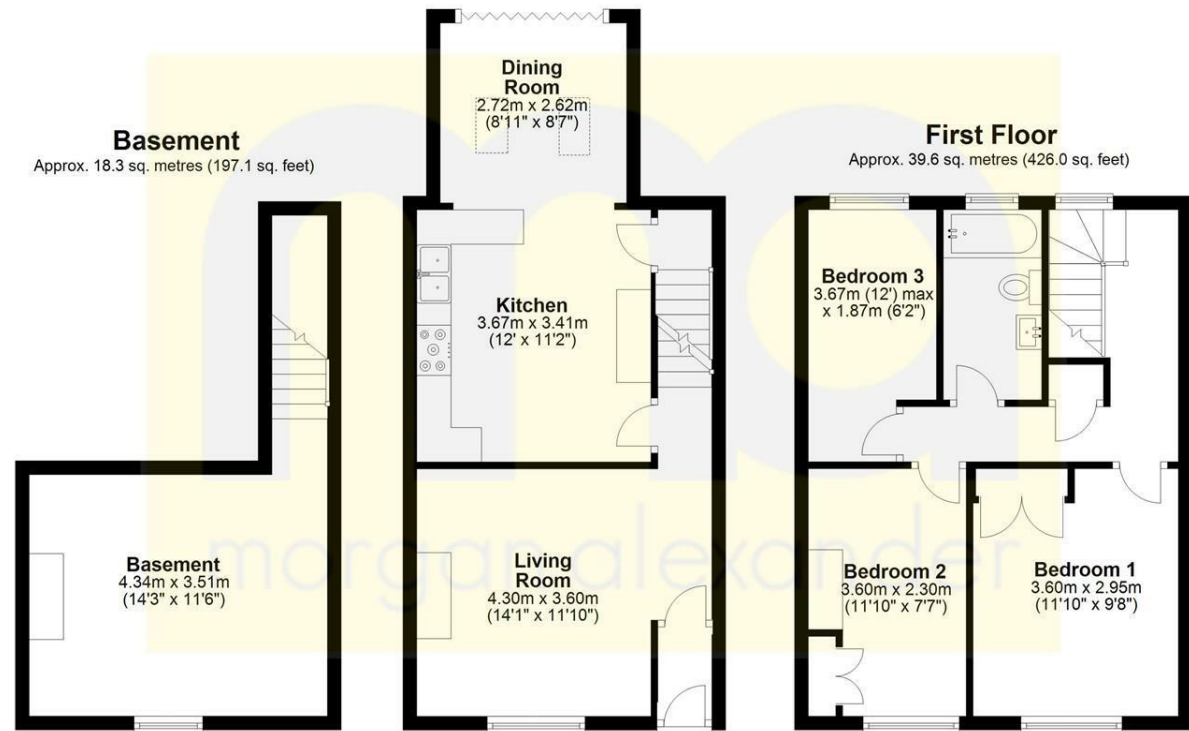




**Ground Floor**  
Approx. 39.1 sq. metres (420.6 sq. feet)

**Basement**  
Approx. 18.3 sq. metres (197.1 sq. feet)

**First Floor**  
Approx. 39.6 sq. metres (426.0 sq. feet)



Total area: approx. 97.0 sq. metres (1043.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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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