



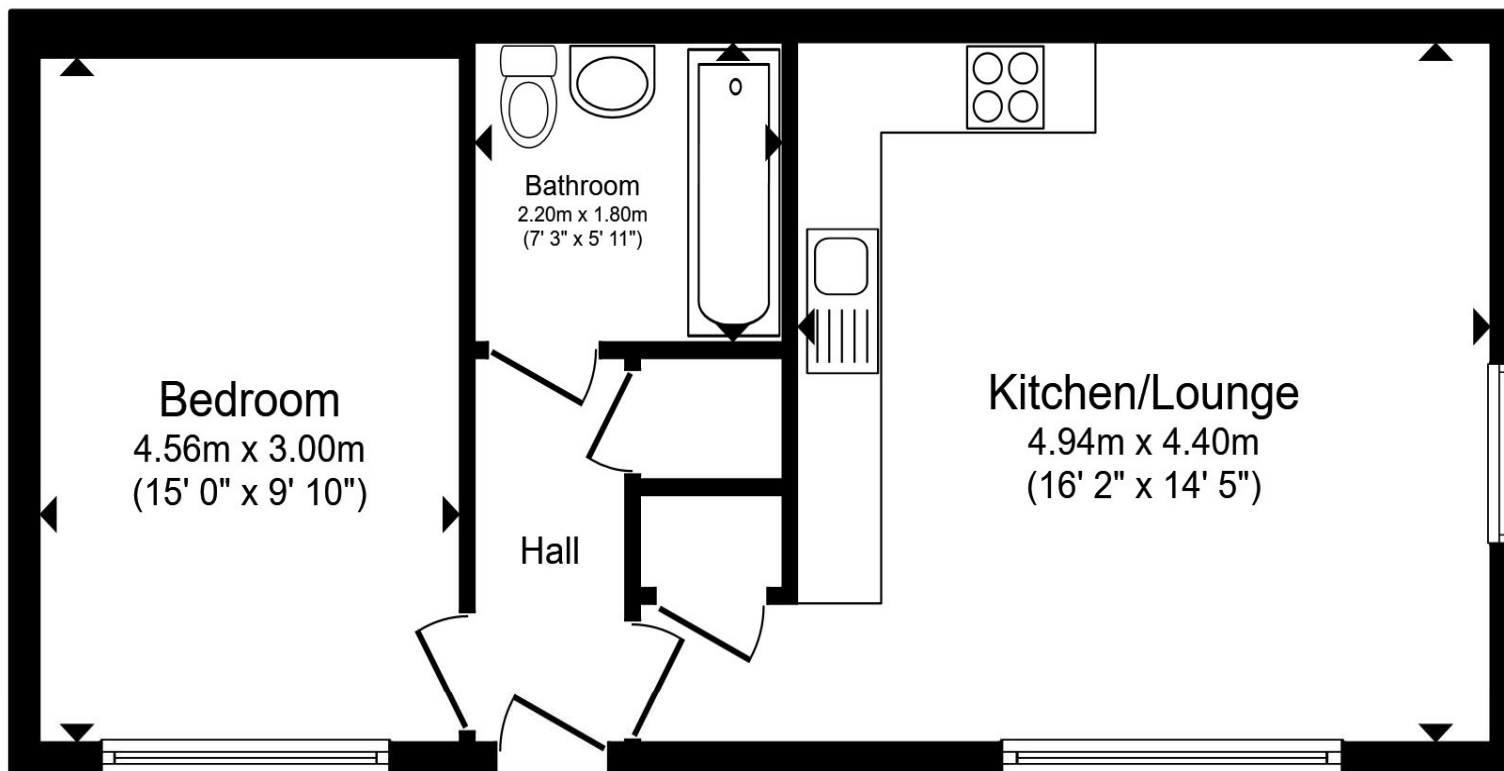
Wells Yard, Ware SG12 9AS

welcome to

Wells Yard, Ware

An immaculately presented ground floor maisonette, situated within the heart of Ware's historic town centre. With many amenities and mainline station on your doorstep, the property further benefits from spacious rooms throughout, allocated parking and long lease. A must view.





Hall

Bathroom

7' 3" max x 5' 11" max (2.21m max x 1.80m max)

Bedroom

15' max x 9' 10" max (4.57m max x 3.00m max)

Kitchen/Lounge

16' 2" max x 15' 5" max (4.93m max x 4.70m max)

Bedroom
4.56m x 3.00m
(15' 0" x 9' 10")

Bathroom
2.20m x 1.80m
(7' 3" x 5' 11")

Hall

Kitchen/Lounge
4.94m x 4.40m
(16' 2" x 14' 5")

Total floor area 47.9 m² (515 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to Wells Yard, Ware

- ONE BEDROOM
- GROUND FLOOR
- MAISONETTE
- LONG LEASE
- ALLOCATED PARKING

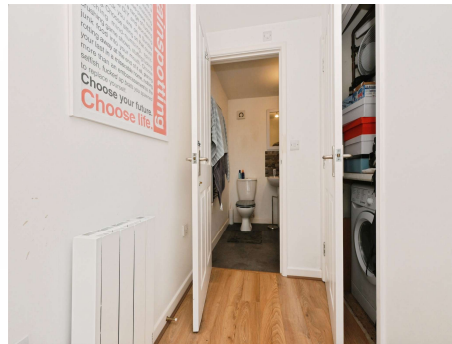
Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: B Service Charge: 1800.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WRE107714](https://www.williamhbrown.co.uk/Property/WRE107714)



Property Ref:
WRE107714 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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