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ESTATE AGENCY

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97 Vicarage Road, Ware, SG12 7AP

£450,000

3 BEDROOM DETACHED WITH GARAGE - Requiring Refurbishment this 3 bedroom detached house with a garage to the rear. The accommodation also an offset lounge/dining room, kitchen and downstairs cloakroom with a bathroom to the first floor. Gas Central Heating. Only a 9 minute level walk to Ware High Street and 13 minute walk to Ware Station serving Liverpool Street. Located opposite Tumbling Bay Lake which is a delightful place to unwind. No onward Chain.

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ENTRANCE

CLOAKROOM

LIVING ROOM 16'2" x 11'8" (4.95 x 3.56)



BEDROOM ONE 13'1" x 10'4" (4 x 3.15)



DINING ROOM 15'5" x 9'5" (4.7 x 2.88)



BEDROOM TWO 11'9" x 9'10" (3.6 x 3)



KITCHEN 11'11" x 6'10" (3.65 x 2.1)

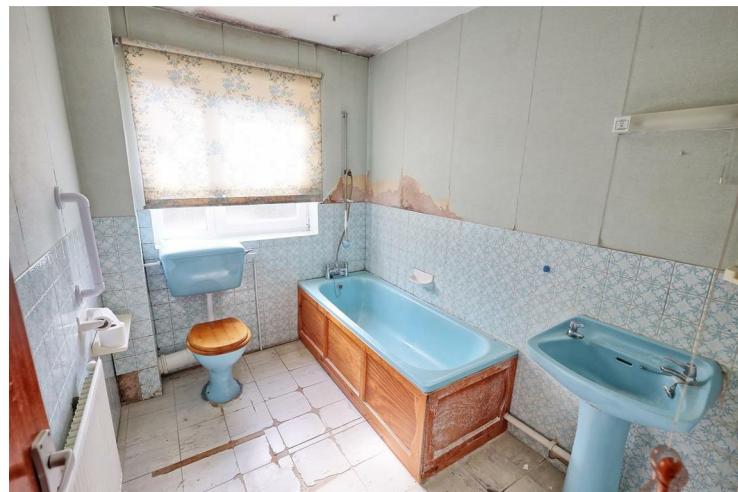


BEDROOM THREE 8'10" x 6'6" (2.7 x 2)



FIRST FLOOR

BATHROOM



Map data ©2025

EXTERIOR

GARDEN



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		

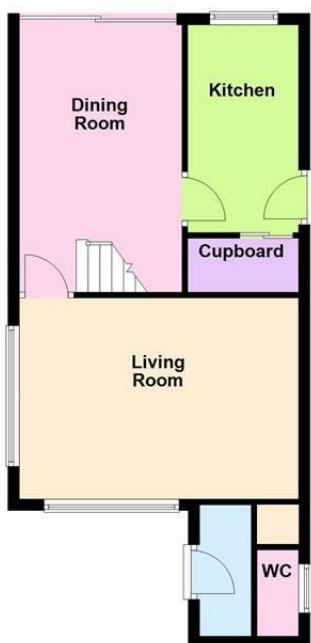
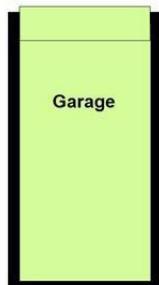
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

GARAGE

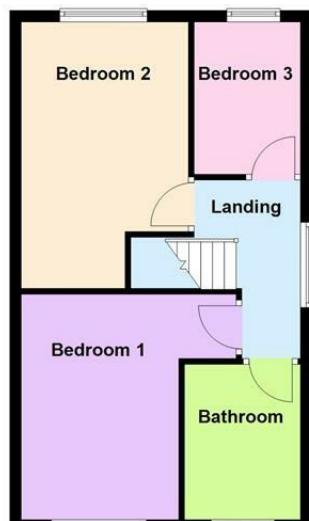


COUNCIL TAX BAND E

Ground Floor
Approx. 55.8 sq. metres (600.7 sq. feet)



First Floor
Approx. 43.1 sq. metres (464.3 sq. feet)



Total area: approx. 98.9 sq. metres (1064.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.