



102 Watton Road, Ware, SG12 0AY

POA

Lanes
ESTATE AGENTS

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Offering Charm & Character is a three bedroom mid terrace Victorian family home. With many features including cast iron fireplaces! Benefits include; Private off street parking parking, two reception rooms, kitchen/breakfast room, upstairs bathroom and gas central heating. Situated within easy reach of the A10 road network and located within 1 mile from Ware train station and just 0.6 miles to Ware high street offering its array of shops, amenities and supermarkets.



Entrance

Via front door into lounge:

Lounge 13'4" x 13'2" into bay (4.06m x 4.01m into bay)
Double glazed bay window to front aspect, wood flooring, radiator, fireplace feature, door leading to:

Stairway

Stairs to first floor landing, wood flooring, door to dining room:

Dining Room 13'4" x 10" (4.06m x 3.05m)
Window to rear aspect, wood flooring, radiator, fireplace feature, coving, under stairs cupboard, radiator, doorway to kitchen:

Kitchen 12'8" x 12'6" (3.86m x 3.81m)
Range of wall and base units with wood worktop surfaces, under mounted single sink drainer with mixer tap, integrated dish washer, washing machine and fridge freezer. Integrated electric oven, four ring gas hob, extractor above, spotlights, part tiled walls, lino flooring, double glazed window and double patio doors to rear aspect leading to garden.

First Floor Landing

Carpet, cupboard, doors to:

Bedroom One 13'4" x 10'9" (4.06m x 3.28m)
Double glazed window to front aspect, radiator, fireplace feature, over stairs cupboard, carpet.

Bedroom Two 10" x 10" (3.05m x 3.05m)
Window to rear aspect, radiator, carpet, loft access.

Bedroom Three/Study 7'6" 5'8" (2.29m 1.73m)
Window to rear aspect, radiator, carpet.

Bathroom

Frosted double glazed window to side aspect, heated towel rail, panel enclosed bath with mixer tap, shower attachment and over head shower, low level w/c, hand wash basin with mixer tap, extractor, spotlights, tiled walls, tiled floor.

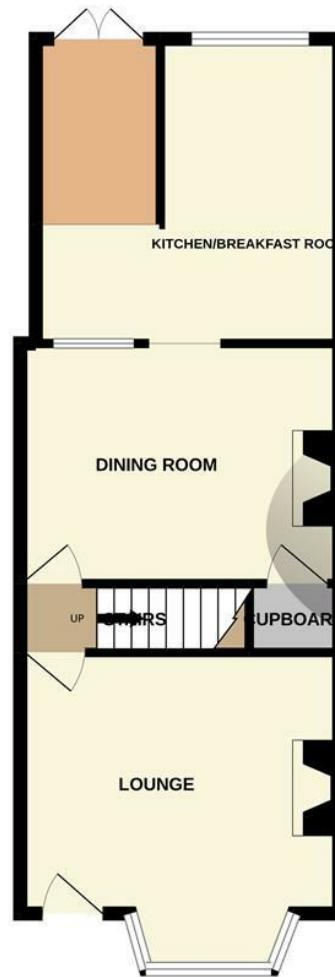
Rear Garden

block paving, lawn, shrub border, decking to rear aspect.





GROUND FLOOR
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.

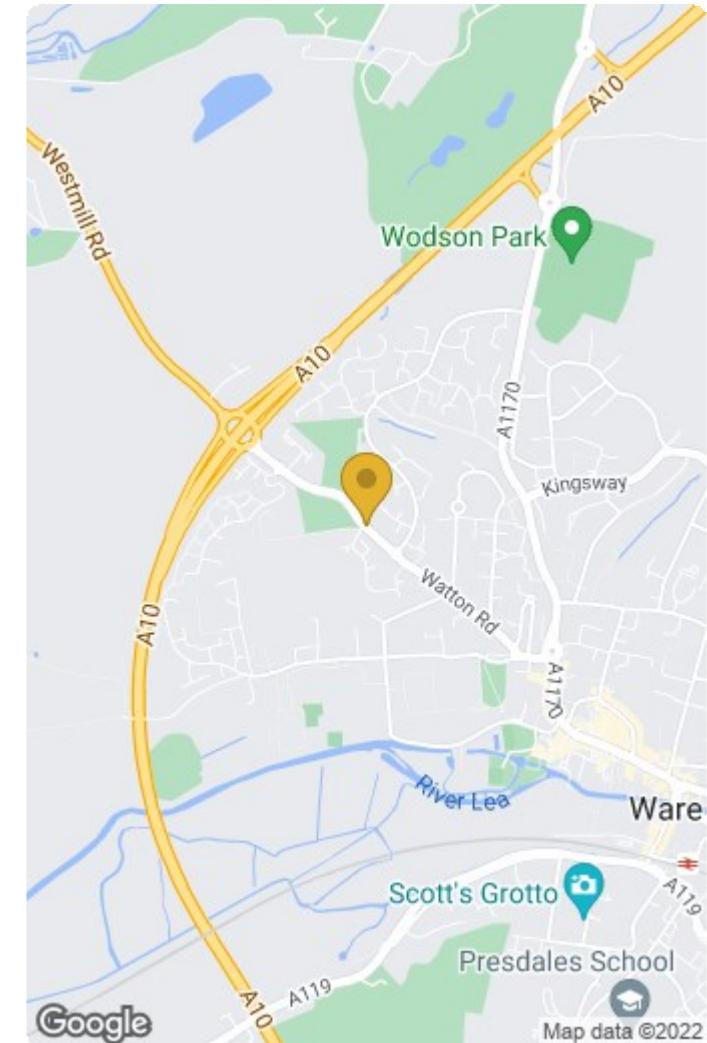


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TOTAL FLOOR AREA: 874 sq.ft. (81.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	55
(39-54)	E	
(21-38)	F	
(1-20)	G	

England & Wales

EU Directive
2002/91/EC

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Environmental Impact (CO₂) 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	

England & Wales

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