



£500,000

Bluecoat Yard, Ware

8 Bluecoat Yard, Ware, SG12 9HL

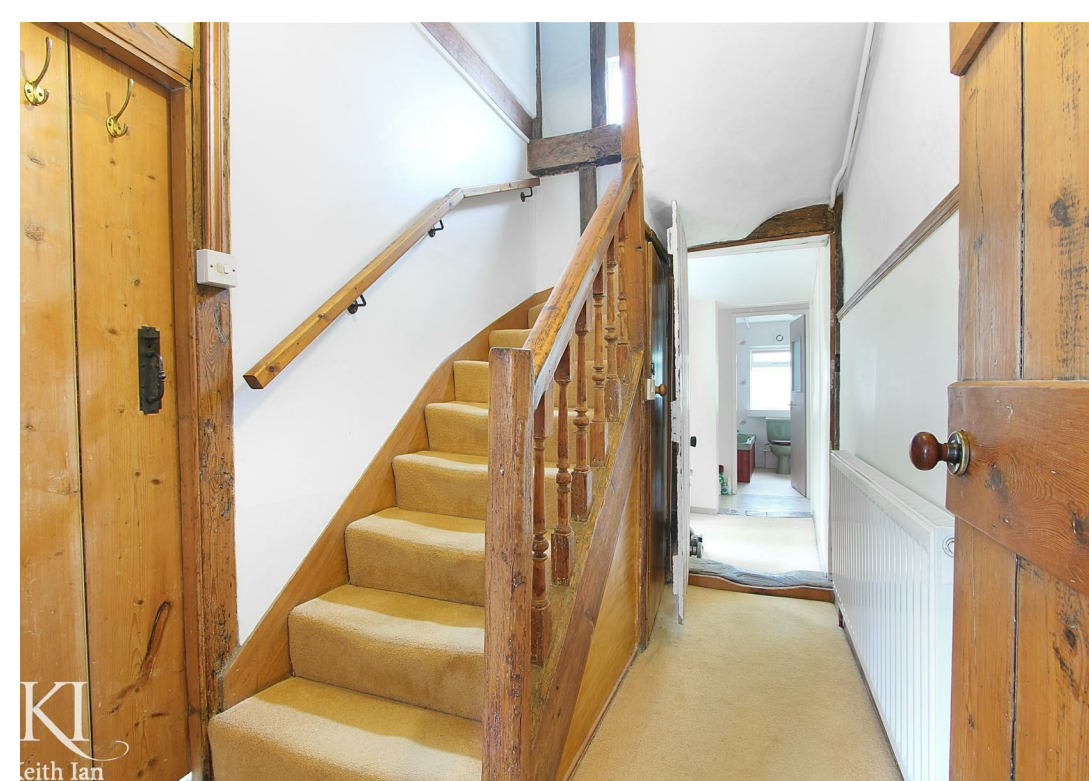
Keith Ian are pleased to offer this Charming 3 bedroom period property located within one of Ware's most desirable locations within Ware high street. The property is Grade II listed and was built in 1687, and offers a wealth of character with exposed beams, open brickwork. The property offers a good size living room which is open to the dining area, kitchen/breakfast room to the rear and a useful Cellar. The property is arranged over 4 levels with 3 well proportioned bedrooms and a family bathroom. To the front of the property there is allocated resident parking, and to the rear there is a generous size West Facing Garden. Being a high street location, local amenities are right on the doorstep and Ware train station is walking distance. This property has been in the same family for nearly 60 years and is being offered CHAIN FREE.

Ware is located 24 miles North of Central London and within easy reach of the capital and other large towns via its many road links such as the A10 and A414.

The historic town centre offers a superb array of amenities including supermarkets, boutique shops, restaurants and public houses. The River Lee runs through the town centre with its famous Gazebo's and boasts scenic walks towards Hertford to the West and Broxbourne to the South.

The mainline station is located approximately 0.3 miles from the property and offers services into Liverpool Street in around 40 minutes. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale across London.





Lounge

15'1 x 12'4

Dining Room

9'6 x 9'1

Kitchen/ Breakfast Room

11'7 x 10'3

Bathroom

15'1 x 12'5

Cellar

15'3 x 9

Bedroom One

15'1 x 12'5

Bedroom Three

9'8 x 9'4

Bedroom Two

16'11 x 15'1

Garden

Council Tax

Band E

Annual Charge £2,550.87 - 2022/2023

what3words

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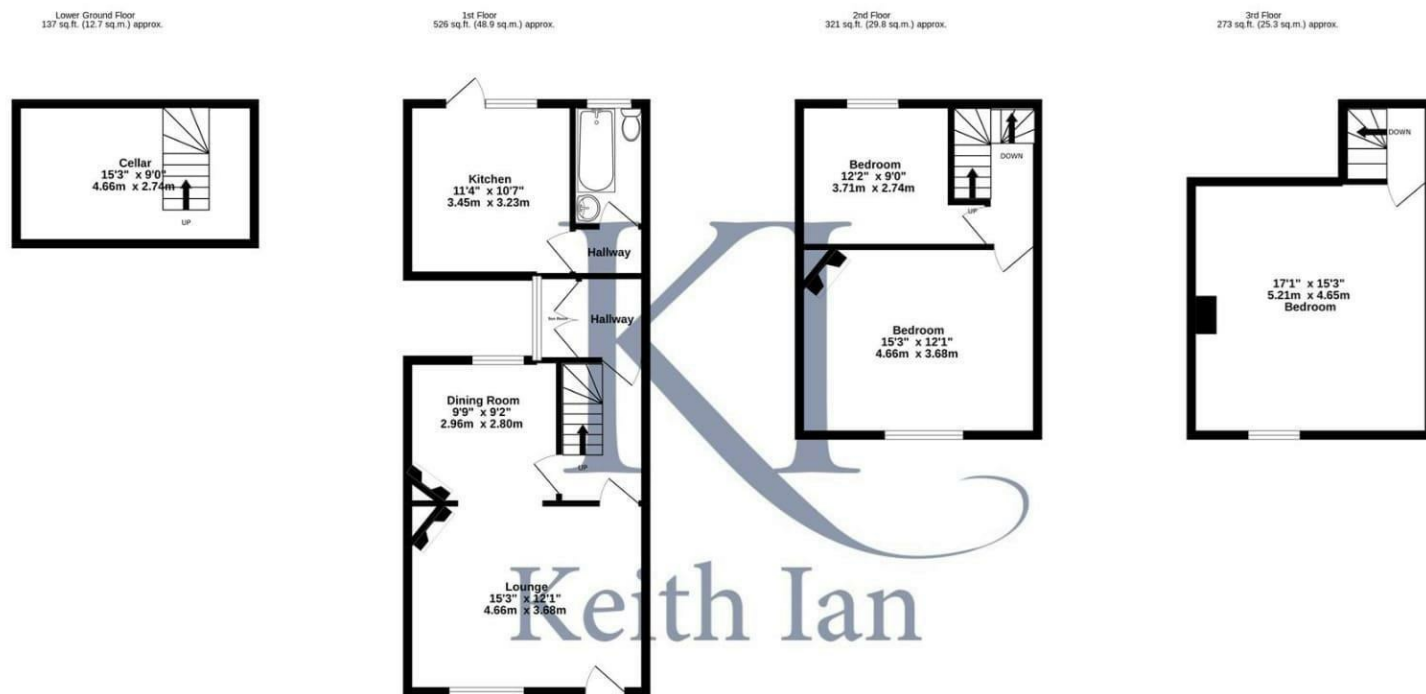












TOTAL FLOOR AREA : 1257 sq.ft. (116.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been check.



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		

T: 01992 640505
cheshunt@keithian.com
www.keithian.com



Offices at Cheshunt Ware and Buntingford
Managing Director Ian F. Robertson
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