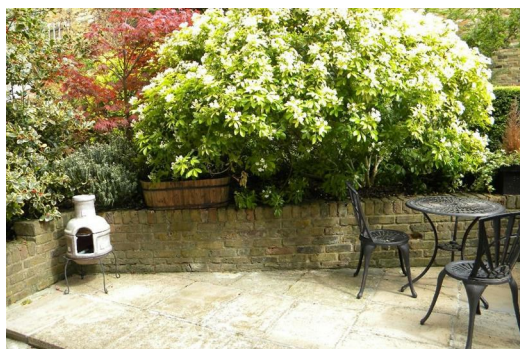




## 7 Thunder Court | Ware | SG12 0PT

**Asking Price £250,000**

Fantastic Grade II Listed ground floor apartment with two double bedrooms, situated within the imposing character conversion of Thunder Court. This spacious property provides a rare opportunity to purchase a unique home a short walk from Ware's town centre. The purchaser will have the use of well maintained communal gardens and there is an allocated parking space close-by. This property is being offered with no upper chain, and an early viewing is highly recommended !



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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### Main Entrance

Baroque style, partially glazed communal entrance door to:

### Communal Reception Area

**15'8 x 11'3 (4.78m x 3.43m)**

Wooden front door into:

### Hallway

Extensive storage cupboards. Ornate coving and dado rail. Dimplex electric wall heater.

### Lounge/Diner

**15'10 x 11'4 (4.83m x 3.45m)**

Wooden floorboards. Marble effect feature fireplace. Dimplex electric wall heater. French doors leading to courtyard garden.

### Kitchen

**15'3 x 7'1 (4.65m x 2.16m)**

Double glazed sash window overlooking gardens. Separate high level window to rear. White wall & base units with solid wood worktops incorporating butler sink with swan neck mixer tap. Appliance space for fridge and freezer. Space & plumbing for washing machine and dishwasher. Inset electric hob with extractor over and electric oven/grill under. Breakfast bar. Inset chrome halogen spotlights.

### Bedroom One

**14'8 x 11'11 (4.47m x 3.63m)**

Window to side. Dimplex electric wall heater.

### Bedroom Two

**10'9 x 9'0 (3.28m x 2.74m)**

Window to side. Wall mounted shelf. Dimplex electric plug-in radiator to wall.

### Bathroom

**7'2 x 5'2 (2.18m x 1.57m)**

Double glazed sash window with obscure glass. Suite comprising panel enclosed bath with grab handles, taps and chrome shower over bath, wall mounted wash hand basin and low level WC. Inset halogen spotlights. Fully tiled walls with chrome ladder style radiator. Terracotta floor tiles.

### EXTERIOR

### Communal gardens

Small paved courtyard. Well kept lawns.

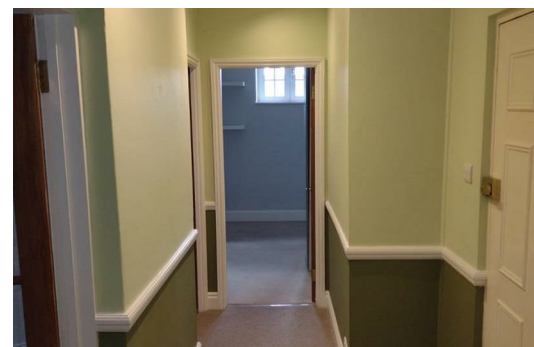
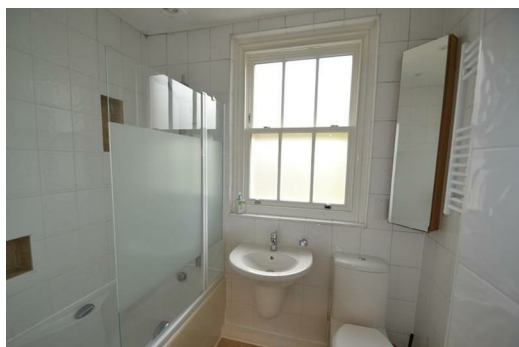
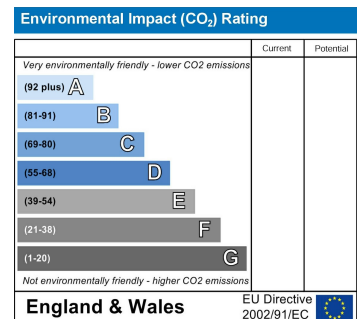
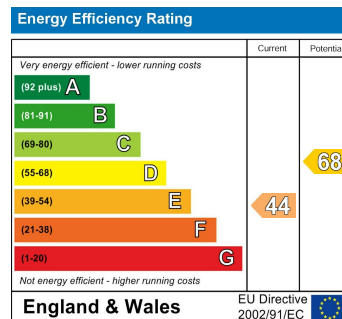
### Allocated Parking

For one vehicle.

### Disclaimer

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

### Energy Performance Certificate



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