



1a George Walk High Street, Ware

£400,000 Freehold

Newly refurbished • Picturesque cobblestone street • Charming period exterior • Integrated Appliances in modern kitchen • High-quality finish throughout • Spacious walk-in shower • Ample natural light • Town Centre Location and PARKING



Entrance Hall

Front door leading to entrance hall with coat and hat hooks, space for shoes and a bench for sitting, stairs to the first floor and floor to Kitchen.

Lounge / diner

15' 2" x 13' 0" (4.63m x 3.95m)

With fitted carpet, electric radiator, power and tv points, window to front with secondary glazing, barn style door and door to Kitchen.

Kitchen

13' 0" x 6' 6" (3.95m x 1.97m)

With a range of fitted light grey wall and base units with cushion close, quartz worktops and splashbacks, integrated fridge/freezer, oven and hob, tiled flooring and recessed spotlights.



Landing

Doors to bedrooms and bathroom, window to side.

Bedroom One

14' 1" x 9' 4" (4.28m x 2.85m)

With fitted carpet, window to front, electric radiator, power and TV points.

Bedroom Two

10' 5" x 6' 7" (3.17m x 2.01m)

With fitted carpet, window to front, electric radiator and power points.

Shower Room

Three piece suite including large shower cubicle, sink,





Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

Agents Notes

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 checked.

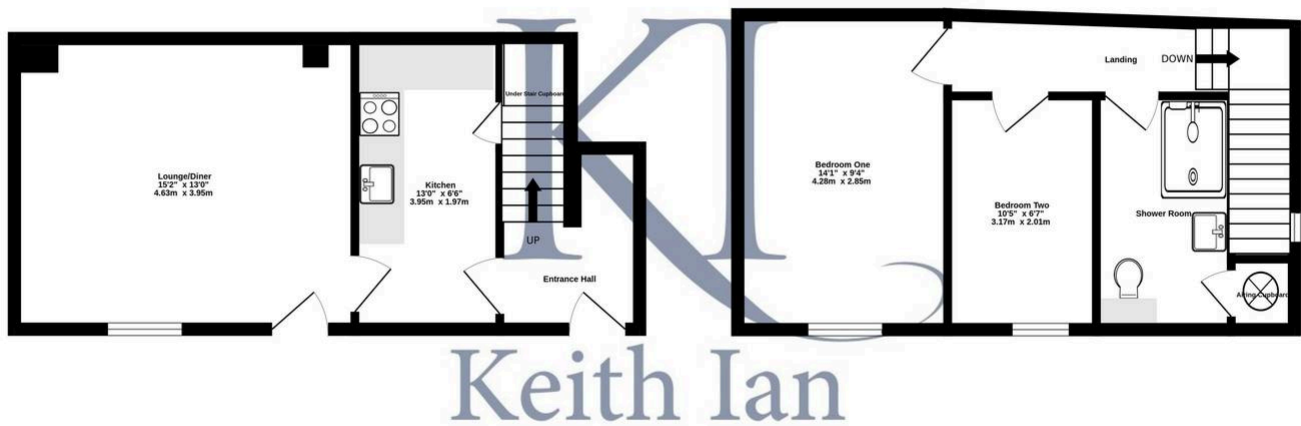
AML (Anti-Money Laundering) Notice

In accordance with the Money Laundering Regulations 2017, all prospective purchasers must complete identity and verification checks before an offer can be progressed. A £10 non-refundable AML verification fee per buyer is payable before checks are undertaken.



Ground Floor
340 sq.ft. (31.6 sq.m.) approx.

1st Floor
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 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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