



52 Parnel Road, Ware

Ware

Guide Price **£260,000**



52 Parnel Road

Ware, Hertfordshire

CHAIN FREE Ensum Brown are pleased to offer this rarely available ground floor maisonette positioned in this popular residential road on the outskirts of Ware. Features include living room, fitted kitchen, 2 bedrooms & shower room. Front & rear gardens plus potential to create a driveway (STPP).

Tenure: Leasehold



PROPERTY INSIGHT

Ensum Brown are delighted to offer this rarely available two-bedroom ground floor maisonette positioned in this popular road on the outskirts of Ware. The property has the unusual advantage of having private front and rear gardens plus there's scope to convert the front garden into a driveway (STPP) as modelled by neighbouring properties in the road. Whilst this maisonette requires some modernisation it offers an incoming purchaser a great opportunity to add their stamp to it. An internal viewing is highly recommended to fully appreciate all that this property has to offer.

The maisonette is approached via a pedestrian path, there is an open-plan front garden comprising of a large area laid to lawn and hedge borders plus a central path leading up to the entrance door which is located on the side of the property. Once inside, the small entrance porch is a good space for storage and a door opens into the entrance hall which benefits from fitted carpet and a built-in hats/coats storage cupboard. Doors lead off to the fitted kitchen, living room, shower room and the two bedrooms.

The kitchen is fitted with a range of white wall and base units complemented by laminate worktops and a stainless steel sink with drainer and chrome mixer tap. There's also space for freestanding appliances such as a cooker, fridge/freezer and washing machine (to be included within the sale price if the purchaser would like them to remain). Other benefits of this room include vinyl flooring, a built-in pantry/larder cupboard and a double glazed window facing the rear aspect overlooking the rear garden.

Going into the open-plan living/dining room, this is a lovely bright room overlooking the front garden, the room features fitted carpet, fitted shelves and two double glazed windows facing the front aspect plus a gas fire (untested).

Moving into the principle bedroom, this is a good-size double room located at the back of the property benefitting from a peaceful view over the rear garden. The room benefits from fitted carpet, a built-in airing cupboard housing the hot water cylinder and a double glazed window facing the rear aspect. The second bedroom is a good-size single room with vinyl flooring, double glazed window to the front aspect, fitted shelves and a built-in wardrobe.





Completing this home is the shower room which is fitted with a three piece suite comprising of a wash hand basin with chrome mixer tap, a low level push flush WC and an enclosed shower cubicle with chrome wall-mounted shower. Complementary features include partly-tiled walls and vinyl flooring, an obscured double glazed window to the rear aspect and a wall-mounted electric fan heater.

Externally, as previously mentioned, the property enjoys both front and rear gardens which are predominately laid to lawn with a range of plant, shrub and tree borders plus there's a brick-built storage shed in the rear garden. There is also ample on-street parking available on a first-come first-served basis although the property offers scope to create a driveway at the front, subject to obtaining the necessary consents, and as modelled by neighbouring properties in the road.

LOCATION - WARE

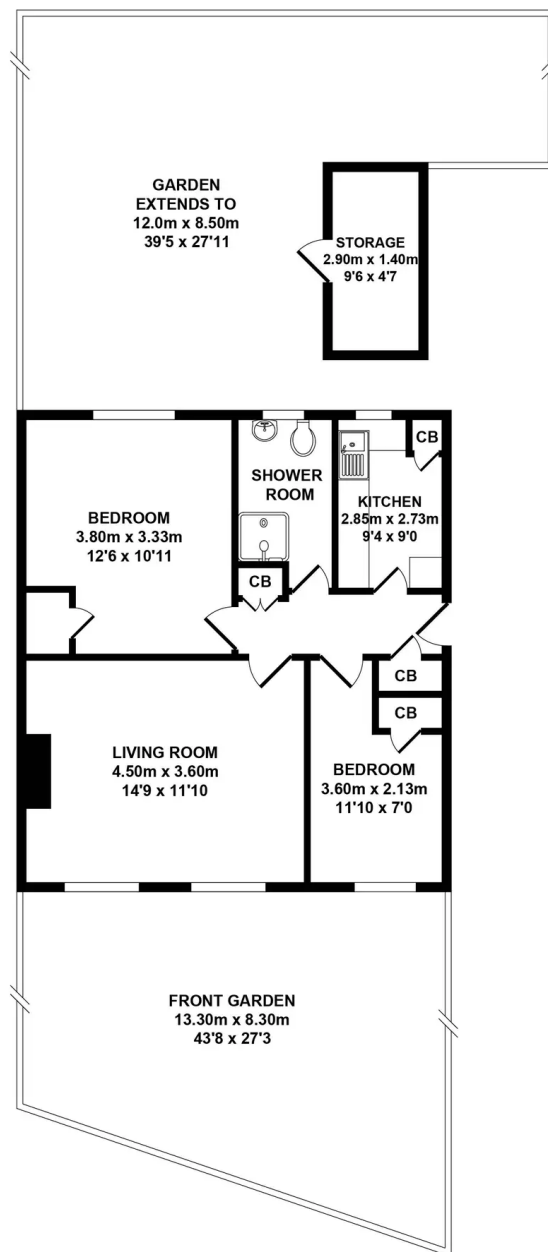
The beautiful market town of Ware, Hertfordshire, is one of the oldest continuously occupied sites in Europe, dating back to the Mesolithic period, around 4000BC. Today, Ware is a bustling market and riverside town with a population of around 19,000. Ware is located off the A10, with the popular town of Hertford just 3 miles up the road.

Ware is one of the most popular towns in the area and you really do have the best of both worlds, surrounded by the beautiful Hertfordshire countryside, but well connected to London. If you are a commuter or just like to have regular day trips to London you are just 20 miles away by car and with very easy access by Ware train station to London Liverpool Street (approx. 45 mins) or if you prefer from Hertford East station to Liverpool street (approx. 49 mins) or Hertford North Finsbury Park/Kings Cross (approx. 35 mins). Unlike many towns, Ware has a bustling high street and very much has a social 'café' culture.

If you don't live in Ware already, then look no further for your next home!

Tenure: Leasehold





APPROX. FLOOR
AREA 50.50 SQ.M.
(543.57 SQ.FT.)

TOTAL APPROX. FLOOR AREA 50.50 SQ.M. (543.57 SQ.FT.)
(EXCLUDING STORAGE)

STORAGE AREA 4.10 SQ.M. (44.13 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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