



**Oliver
Minton**
Sales & Lettings

**82 The Hyde,
Ware**

SG12 0ER

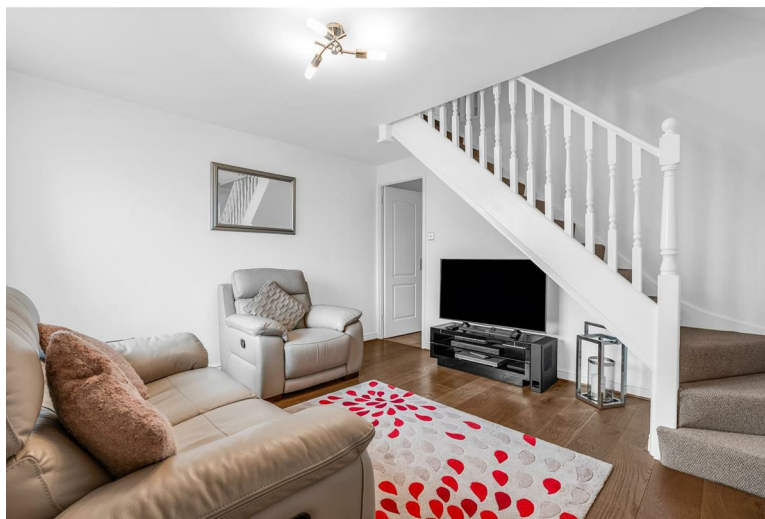
£380,000

****CHAIN FREE **** This two bedroom, end terrace house is situated on the popular development of The Hyde, just on the outskirts of Ware town centre.

The well presented accommodation provides: Enclosed entrance porch, living room, kitchen/dining room, two bedrooms and a modern, first floor shower room. The property also benefits from a private rear garden, allocated parking, double glazing and gas central heating.

The market town of Ware offers a good range of shops, supermarkets, bars/restaurants and leisure facilities, as well as schooling for all ages. For the commuter there is a direct rail link into London Liverpool Street from Ware main-line station.





Accommodation

Front door opening to:

Enclosed Entrance Porch

Double glazed window to side. Radiator. Door opening to:

Living Room 4.05m x 3.77m (13'3" x 12'4")

Double glazed window to front. Wood effect flooring. Radiator. Stairs rising to first floor. Door to:

Kitchen/Dining Room 4.05m x 2.80m (13'3" x 9'2")

Fitted with a modern range of wall and base units with complementary work surfaces over and matching splash-backs. Inset sink and drainer. Built-in oven with hob above and brushed steel extractor canopy over. Space and plumbing for washing machine and space for fridge/freezer. Radiator. Tiled floor. Rear aspect double glazed window and door opening to the garden.



First Floor

Landing with radiator and ceiling hatch giving loft access.

Bedroom One 4.08m x 2.73m (13'4" x 8'11")

Double glazed window to front. Radiator. Double wardrobe cupboard with mirrored sliding doors. Built-in storage cupboard.

Bedroom Two 2.80m x 2.47m (9'2" x 8'1")

Double glazed window to rear. Radiator.

Shower Room

Modern white suite: Shower cubicle with glazed screen. Pedestal wash hand basin. Dual flush w.c. Tiled walls. Radiator. Double glazed frosted window.

Exterior

Open plan front garden, laid to lawn and border planting.

Allocated Parking

One allocated space to the front. (First in the bay on far left as facing the house)

Garden

Private and part walled rear garden that has been landscaped. Patio area to the immediate rear of the house, with the remainder laid to lawn and a variety of mature planting to borders. There is a further seating area at the top of the garden with a timber garden shed to remain. Gated side access.

Services

All mains services connected: Electricity, mains gas, mains water and drainage. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

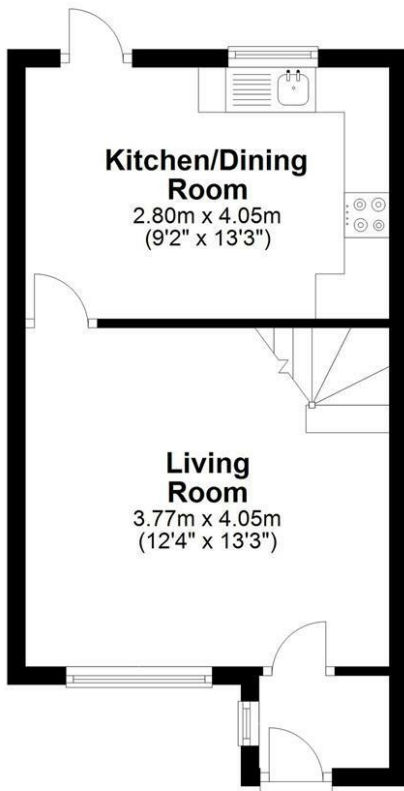


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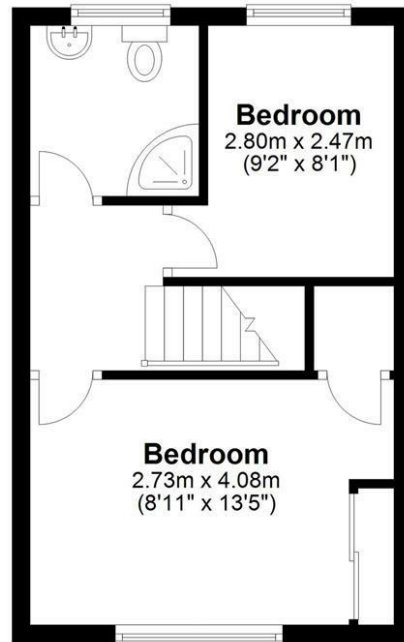
Ground Floor

Approx. 28.7 sq. metres (308.4 sq. feet)



First Floor

Approx. 27.2 sq. metres (293.0 sq. feet)



Total area: approx. 55.9 sq. metres (601.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

Tenure: Freehold

Council Tax Band: D

Viewing Arrangements:

Strictly by appointment

14 High Street, Stanstead Abbots, Hertfordshire, SG12 8AB

01920 412600

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(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		

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