



91 The Hyde, Ware, Herts SG12 0EU

Price: £400,000 Freehold

Being marketed for the first time in over 30 years, this beautifully presented, modern end of terrace property is located on the northern fringes of Ware in the highly popular 'Hyde' development which is well located for the A10, town centre, Ware station, sports and leisure facilities and schools for all ages. The accommodation in brief offers: Enclosed entrance porch, living room, spacious kitchen/dining room, two bedrooms with modern wardrobe cupboards and a family bathroom. The property also has allocated parking for one vehicle with visitor parking bays very close by. The property is well maintained and also benefits from gas central heating and double glazing throughout.

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

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Accommodation:

Front door opening to:

Porch

Enclosed porch. Wood laminate flooring.

Living Room - 4.18m x 3.97m (13'8" x 13'0")

Double glazed window to front. Stairs rising to first floor. Radiator.

Kitchen/Dining Room - 3.97m x 3.31m (13'0" x 10'10")

Range of wall and base cabinets with complementary work surfaces over. Tiled splash-backs. Inset stainless steel sink and drainer. Spaces for cooker, washing machine and under counter fridge. Matching breakfast bar sub-dividing room. Door to garden. Dining area has ample space for table and chairs with a double glazed window over looking the garden.

First Floor

Landing with loft access hatch. Door to airing cupboard.

Bedroom One - 3.76m x 3.32m (12'4" x 10'10")

Measured up to wardrobe cupboards. Wide box bay double glazed window to front. Modern triple wardrobes to alcove. Additional deep over stairs storage cupboard.

Bedroom Two - 3.13m x 1.97m (10'3" x 6'5")

Double glazed window to rear. Radiator. Modern triple wardrobe cupboard to alcove.

Bathroom

Modern white suite: Panel enclosed bath. Over bath shower with glazed screen. Vanity wash hand basin with cupboard below. Low flush w.c. with concealed cistern. Complementary tiling to walls and floor. Chrome heated towel rail. Frosted double glazed window.

Exterior

Open plan front garden laid to artificial lawn.

Rear Garden

Enclosed garden with patio to the immediate rear of the house with remainder laid to lawn with mature borders. Timber garden shed. Gated side access. Outside light.

Parking

Allocated parking for one vehicle. Plenty of visitors parking bays.

Agents Note

All mains services connected. Heating and hot water via gas fired central heating boiler. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

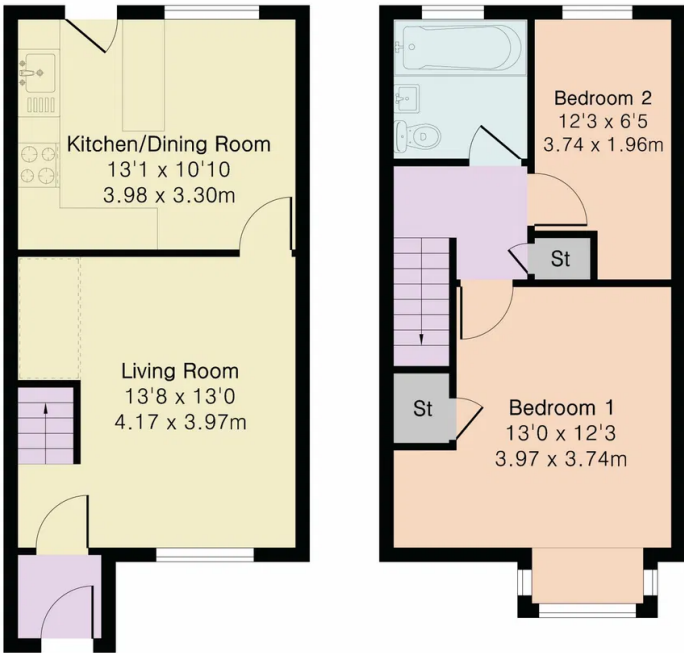




Approximate Gross Internal Area 679 sq ft - 63 sq m

Ground Floor Area 341 sq ft – 32 sq m

First Floor Area 338 sq ft – 31 sq m



Ground Floor

First Floor

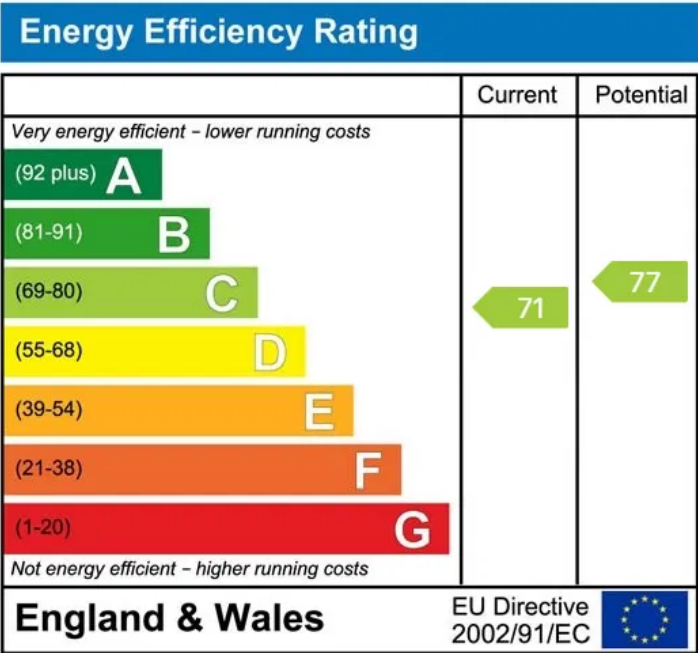


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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