



Elliot Heath
ESTATE AGENTS

142 Cozens Road, WARE
Guide Price **£285,000**

142 Cozens Road

WARE, Ware

Spacious 2 bed flat near Ware's amenities and train station, with share of freehold and 900+ year lease. Features fitted kitchen, reception room, bathroom, double glazing, central heating, Aquabion water conditioner, double garage, parking, and communal gardens. Call 01920 293333 to view.

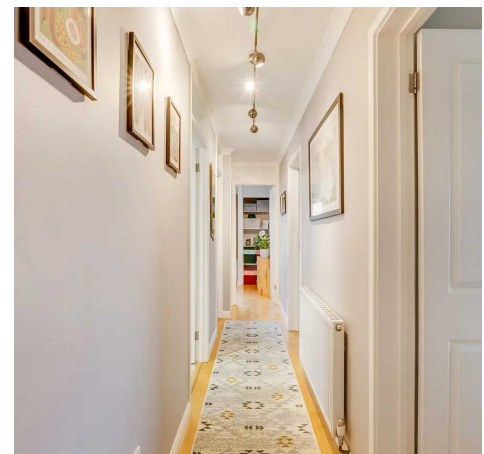
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

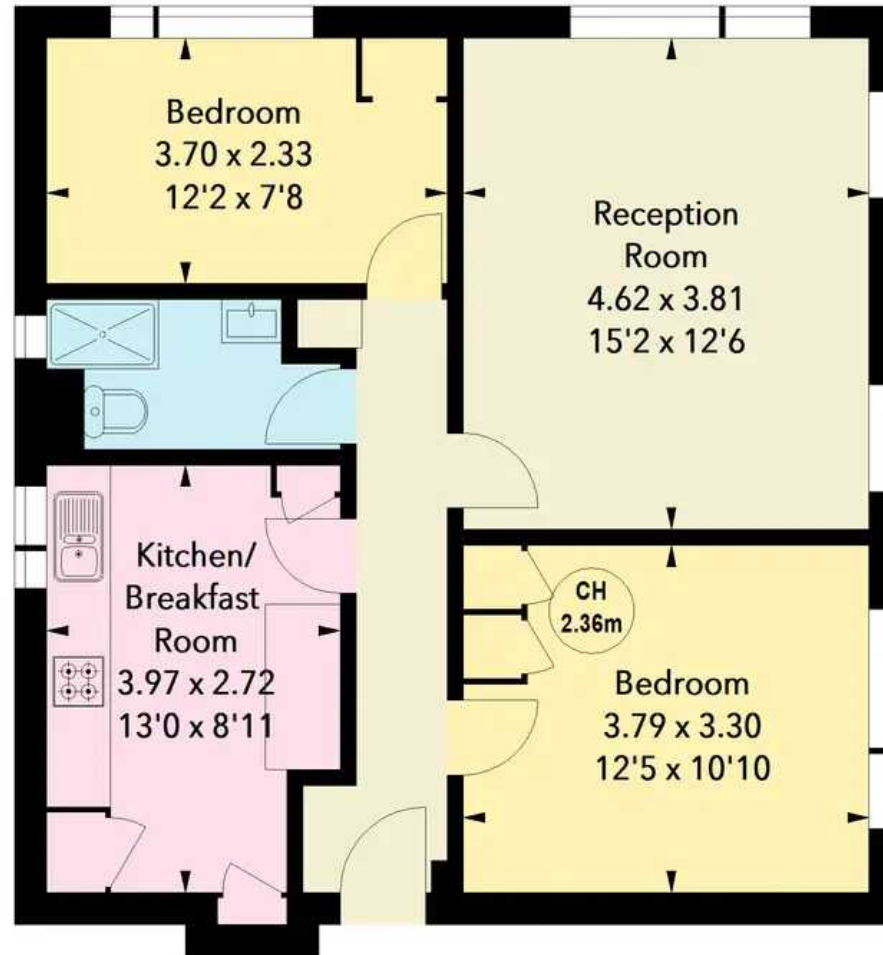
- Two Double Bedrooms
- Newly Rewired
- Central Heating
- Double Length Garage
- Parking Space



Cozens Road, SG12

Approximate Area = 61.78 sq m / 665 sq ft

Key :
CH - Ceiling Height



First Floor

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.

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Entrance Hall

With wood flooring, radiator, storage cupboard and doors to:

Kitchen

13' 0" x 8' 11" (3.96m x 2.72m)

With double glazed window with fitted blinds to side aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with hob and extractor over, appliance space, tiled splash back areas, vinyl flooring, two built in storage cupboards. radiator.

Reception Room

15' 2" x 12' 6" (4.62m x 3.81m)

Spacious lounge/diner with dual aspect double glazed windows with fitted blinds to rear and side aspect, wood flooring, radiator.

Bedroom One

12' 5" x 10' 10" (3.78m x 3.30m)

With double glazed window with fitted blinds to side aspect, radiator, wood flooring, two built in wardrobe cupboards.

Bedroom Two

12' 2" x 7' 8" (3.71m x 2.34m)

With double glazed window with fitted blinds to rear aspect, radiator, wood flooring, built in wardrobe.

Shower Room

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising walk-in shower cubicle, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, anthracite heated towel rail.





COMMUNAL GARDEN

The property is set in well-kept communal gardens.

GARAGE

Double Garage

The property benefits from residents parking and a privately owned double length garage with electricity.







Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

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