



Elliot Heath
ESTATE AGENTS

26 Clements Street, WARE
Guide Price **£415,000**

26 Clements Street

WARE, Ware

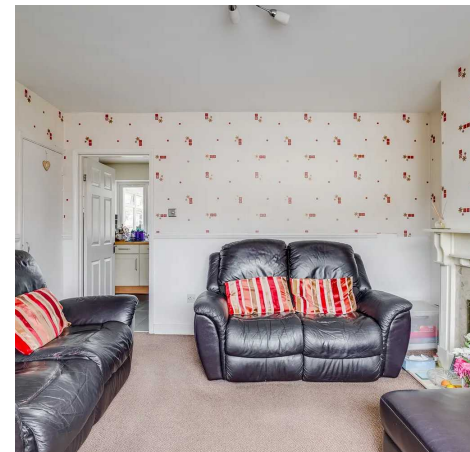
Charming 3-bed family home in Ware with off-street parking, spacious rear garden, and close to town centre & mainline station to London. Features reception room, conservatory, and more. Call Elliot Heath on 01920 293333 to view.

Council Tax band: C

Tenure: Freehold

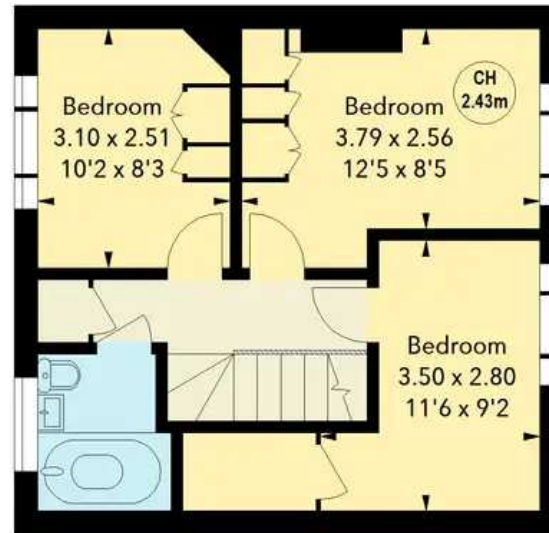
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Clements Street, SG12

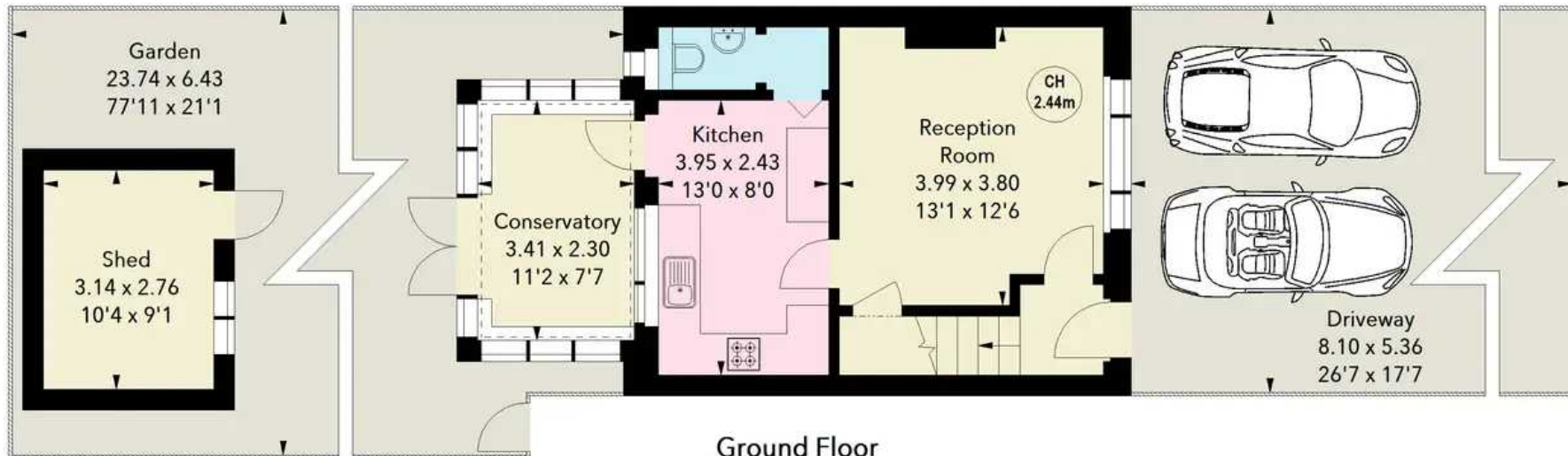
Approximate Area = 80.45 sq m / 866 sq ft



Key :
CH - Ceiling Height

First Floor

Approx. 39.39 sq m / 424 sq ft



Ground Floor

Approx. 41.06 sq m / 442 sq ft

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

© Orange Tree Photography

Entrance Hall

With stairs rising to first floor landing, radiator, door to:

Reception Room

13' 1" x 12' 6" (3.99m x 3.81m)

With double glazed window to front aspect, gas fireplace, radiator, understairs storage cupboard, door to:

Kitchen

13' 0" x 8' 0" (3.96m x 2.44m)

With double glazed window to rear aspect. Fitted with a range of wall and base storage units with work surface over incorporating a sink and drainer unit, appliance space, tiled flooring, tiled wall and splash back areas, door to conservatory and door to:

Downstairs WC

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising wash hand basin, dual flush wc, radiator, tiled splash back areas, tiled flooring.

Conservatory

11' 2" x 7' 7" (3.40m x 2.31m)

Of brick and double glazed construction with double doors opening onto the rear garden, tiled flooring.

First Floor Landing

With airing cupboard, loft access, radiator and doors to:

Bedroom One

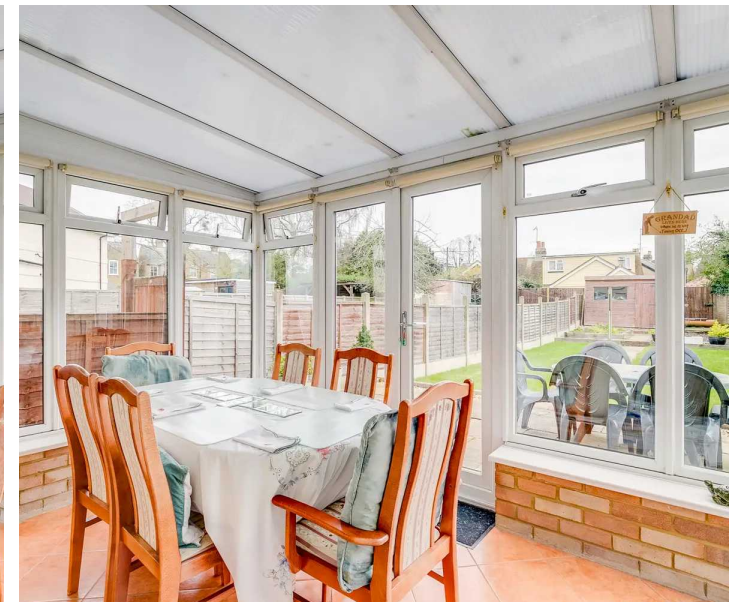
12' 5" x 8' 5" (3.78m x 2.57m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboards.

Bedroom Two

11' 6" x 9' 2" (3.51m x 2.79m)

With double glazed window to front aspect, radiator, large built in storage cupboard.



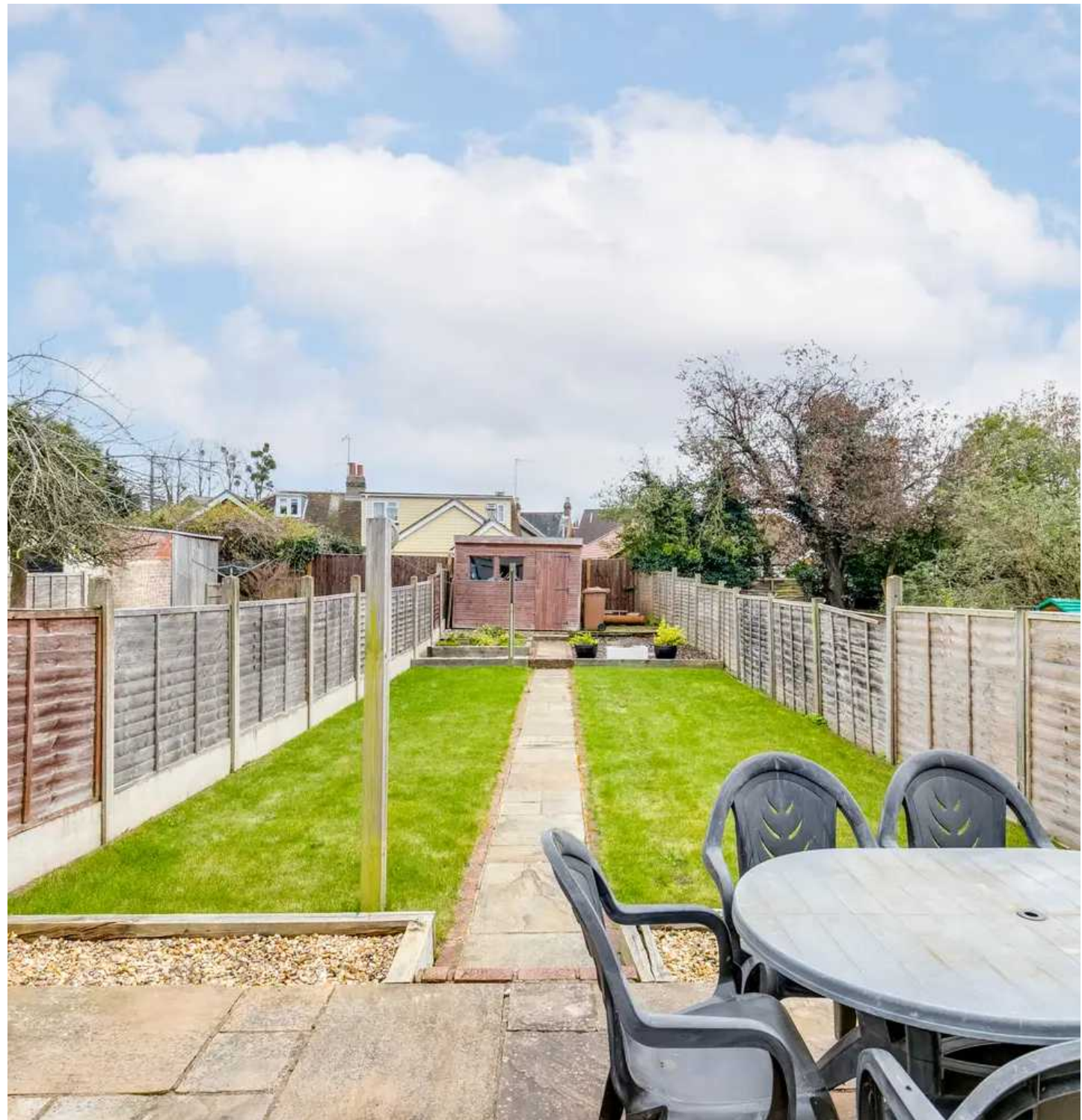
Bedroom Three

10' 2" x 8' 3" (3.10m x 2.51m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards.

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush wc, tiled walls, tiled flooring, radiator.





GARDEN

77' 11" x 21' 1" (23.75m x 6.43m)

The property benefits from a beautifully kept and very generous rear garden with patio seating area with the remainder laid to lawn. To the rear of the garden there is a raised flower bed and space for a large timber garden shed. Gated access gives access to the front of the property.

DRIVEWAY

2 Parking Spaces

To the front the property benefits from a block paved driveway providing off street parking.







Elliot Heath Estate Agents

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