



Elliot Heath
ESTATE AGENTS

2 Thunder Court, WARE
Guide Price **£475,000**

2 Thunder Court

WARE, Ware

Rare opportunity to acquire a 3-bed mews family home in private road, near Ware town centre & Liverpool Street station. Includes downstairs WC, reception room, kitchen/breakfast room, balcony, parking, and 2 garages. Call 01920 293333 to arrange a viewing.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

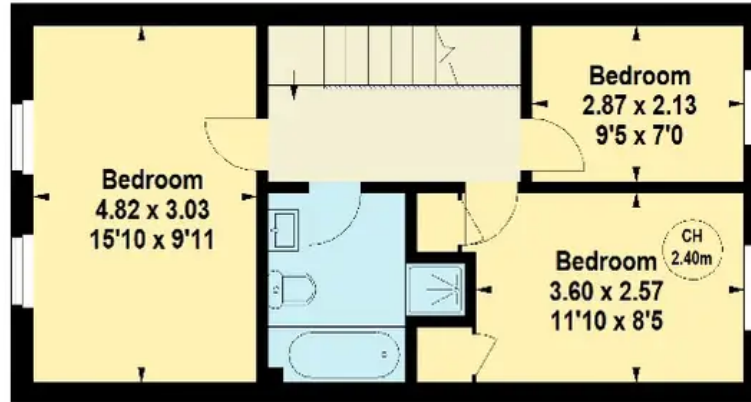
EPC Environmental Impact Rating: D



Thunder Court, SG12

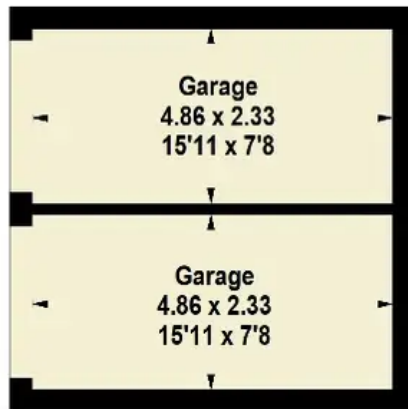
Approximate Area = 111.29 sq m / 1198 sq ft
(Including Garage)
Garage = 23.50 sq m / 253 sq ft

Key :
CH - Ceiling Height



First Floor

Approx. 45.80 sq m / 493 sq ft



Lower Ground Floor

Approx. 23.50 sq m / 253 sq ft



Ground Floor

Approx. 44.50 sq m / 452 sq ft

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

With fitted storage cupboard, radiator, stair rising to first floor landing, doors to:

Downstairs WC

With double glazed window to side aspect. Fitted with a suite comprising low level w/c, wall mounted wash hand basin, tiled flooring.

Reception Room

17' 7" x 15' 9" (5.36m x 4.80m)

With two double glazed doors to rear which lead onto a private balcony, two wall mounted radiators, fitted shelving and storage cupboards to alcove.

Kitchen

14' 0" x 9' 7" (4.27m x 2.92m)

With double glazed window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a stainless steel sink and drainer unit, integrated double oven and gas hob with extractor hood over, appliance space, radiator, tiled splash back areas, tiled flooring.

First Floor Landing

Access to loft area, doors to:

Bedroom One

15' 10" x 9' 11" (4.83m x 3.02m)

With two double glazed windows to rear aspect, two radiators.

Bedroom Two

11' 10" x 8' 5" (3.61m x 2.57m)

With double glazed window to front aspect, radiator, two built in storage cupboards.



Bedroom Three

9' 5" x 7' 0" (2.87m x 2.13m)

With double glazed window to front aspect, radiator.

Bathroom

Fitted with a suite comprising panel enclosed bath, separate fully tiled shower cubicle, low level w/c , pedestal wash hand basin, chrome heated towel rail, part tiled walls and tiled flooring.





GARAGE

Double Garage

Two garages with 'up-and-over' doors, power and light, located to the rear of the property.





Elliot Heath Estate Agents

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