



**Elliot Heath**  
ESTATE AGENTS

**2 Thunder Court, WARE**  
Offers Over **£425,000**

## 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

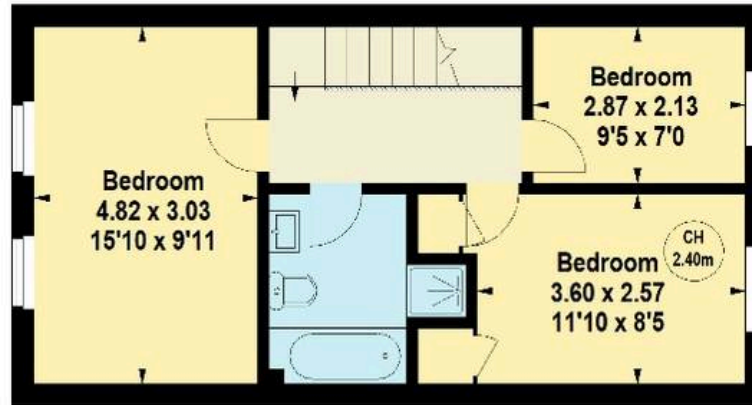
EPC Environmental Impact Rating: D



# Thunder Court, SG12

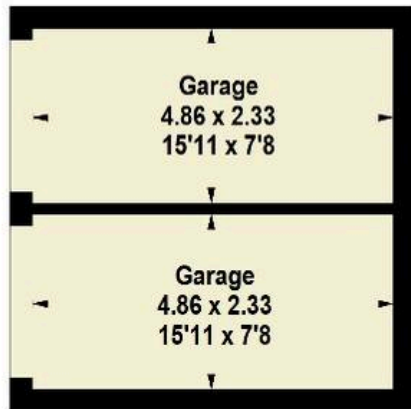
Approximate Area = 111.29 sq m / 1198 sq ft  
(Including Garage)  
Garage = 23.50 sq m / 253 sq ft

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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