



Elliot Heath
ESTATE AGENTS

3 Church Field, WARE
Guide Price £375,000

3 Church Field

WARE, Ware

Modern 2-bed home in Ware cul de sac with spacious kitchen/dining room, living room, private garden, double glazing, gas heating, ample parking. Close to town centre amenities and transport links. Contact Elliot Heath for viewing: 01920 293333.

Council Tax band: D

Tenure: Freehold

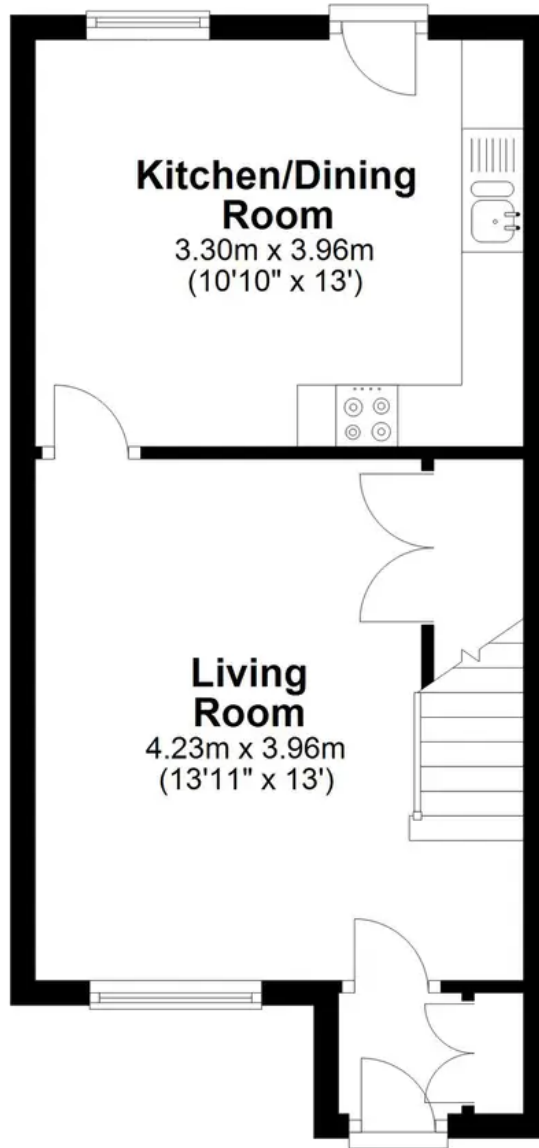
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C



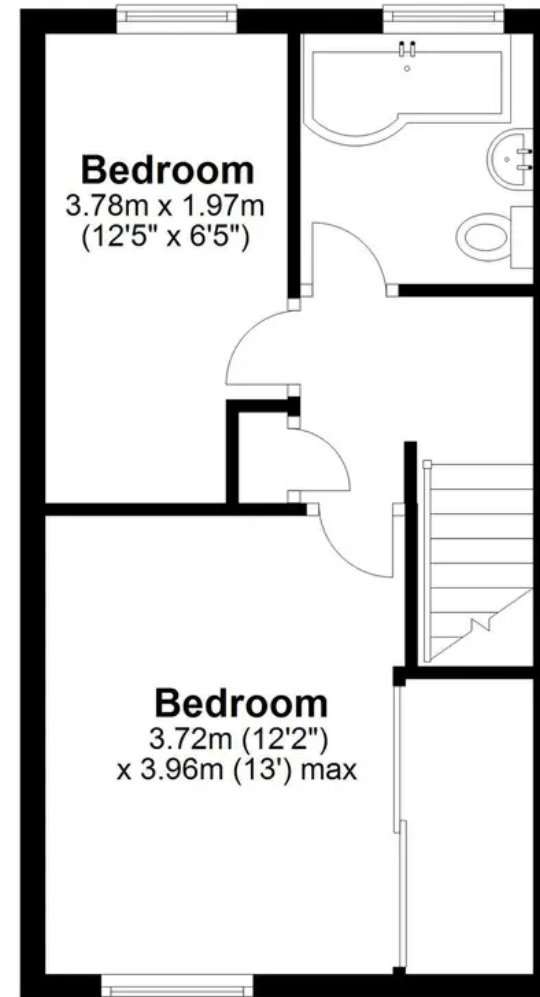
Ground Floor

Approx. 31.8 sq. metres (342.7 sq. feet)



First Floor

Approx. 30.3 sq. metres (325.6 sq. feet)



Total area: approx. 62.1 sq. metres (668.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Entrance Lobby

With built in storage cupboards and door to:

Living Room

13' 11" x 13' 0" (4.23m x 3.96m)

With double glazed window to front aspect, stairs rising to first floor landing, under stairs storage cupboard, radiator, wood effect flooring, door to:

Kitchen/Dining Room

10' 10" x 13' 0" (3.30m x 3.96m)

With double glazed window and door to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, wall mounted boiler, tiled splash back areas, tiled flooring, radiator.

First Floor Landing

With built in storage cupboard, loft access, doors to:

Bedroom One

12' 2" x 13' 0" (3.72m x 3.96m)

With double glazed box bay window to front aspect, radiator, large built in wardrobe cupboard with mirrored sliding doors.

Bedroom Two

12' 5" x 6' 6" (3.78m x 1.97m)

With double glazed window to rear aspect, radiator.

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, pedestal wash hand basin, dual flush wc, tiled walls, tiled flooring, heated towel rail.





FRONT GARDEN

Low maintenance front garden laid with slate and mature shrub.

REAR GARDEN

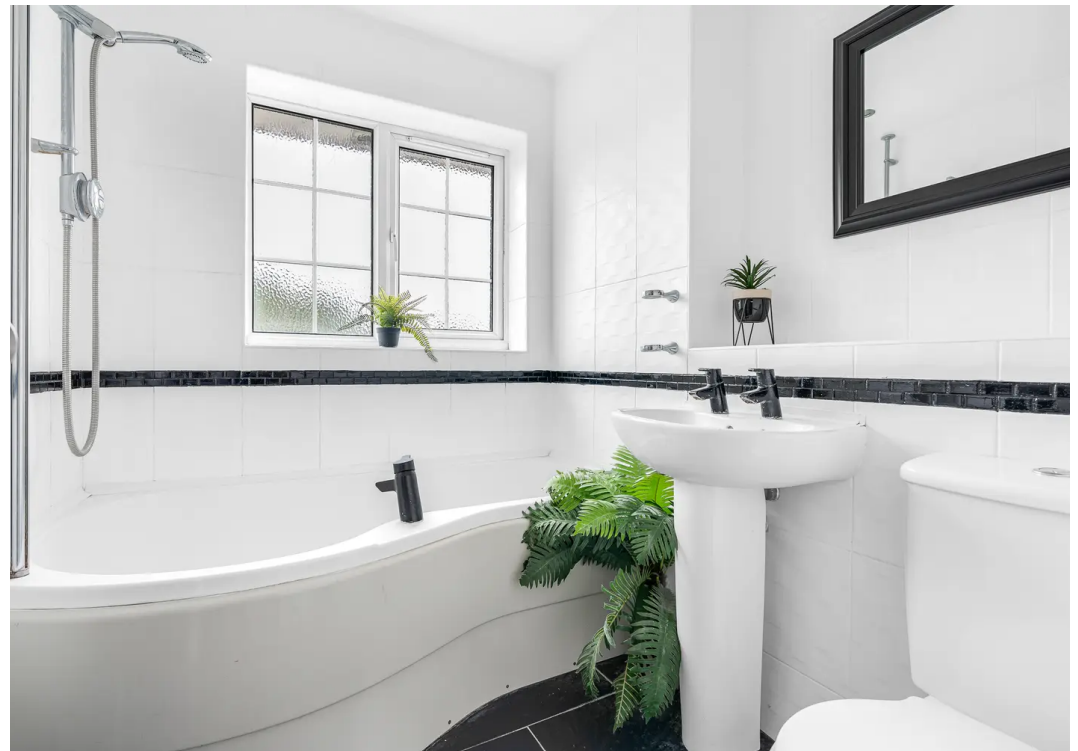
The rear garden is mainly laid to lawn with patio seating area, slate borders and timber garden shed. Gated rear access to parking.

OFF STREET

2 Parking Spaces

Ample residents and visitors parking to the rear.







Elliot Heath Estate Agents

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