



**Elliot Heath**  
ESTATE AGENTS

**3 Lygean Avenue, Ware**  
Guide Price **£275,000**



# 3 Lygean Avenue

Ware, Ware

Well presented 2 bed ground floor apartment in Ware with riverside views. Recently redecorated, no chain. Kitchen, lounge, bathroom, communal gardens, parking. Close to amenities and transport links. Call Elliot Heath on 01920 293333 to view.

Council Tax band: C

Tenure: Leasehold

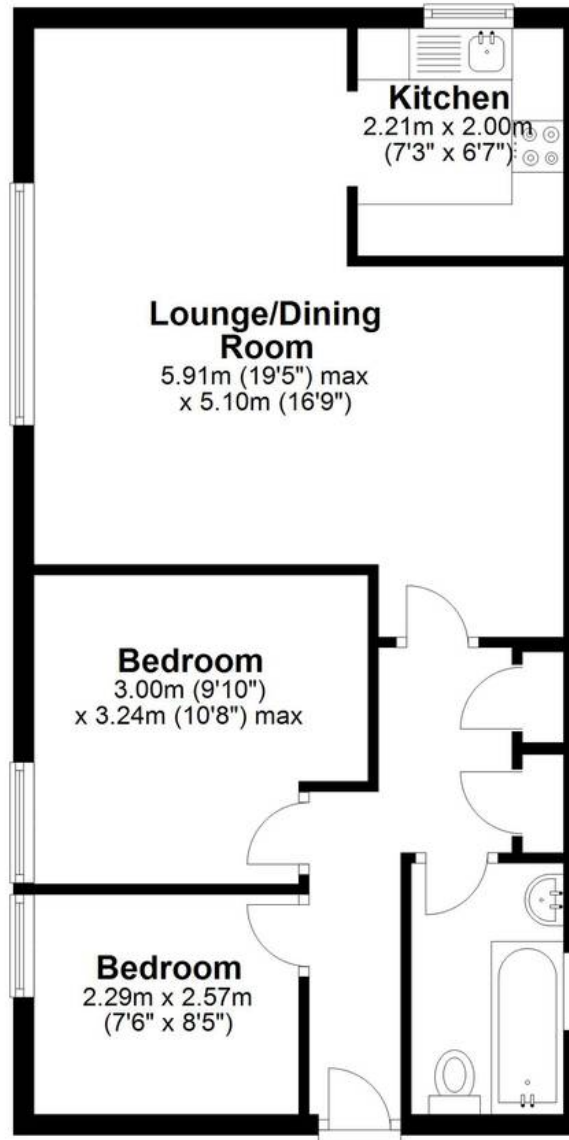
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



## Ground Floor

Approx. 54.4 sq. metres (585.1 sq. feet)



Total area: approx. 54.4 sq. metres (585.1 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](http://www.matthewkyle.co.uk)

### **Communal Entrance Hall**

Communal entrance door giving access to communal entrance hall with stairs rising to upper floors. Private entrance door giving access to:

### **Entrance Hall**

With secure entry phone system, electric storage heater, two built in storage cupboards, doors to:

### **Lounge/Dining Room**

19' 5" x 16' 9" (5.91m x 5.10m)

With full height double glazed window, two electric storage heaters, open to:

### **Kitchen**

7' 3" x 6' 7" (2.21m x 2.00m)

With double glazed window. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, wood effect flooring.

### **Bedroom One**

9' 10" x 10' 8" (3.00m x 3.24m)

With double glazed window, electric storage heater.

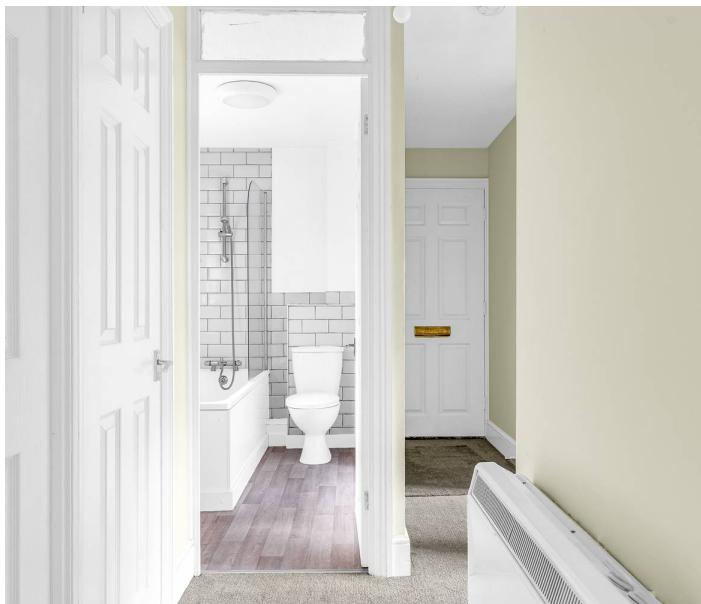
### **Bedroom Two**

7' 6" x 8' 5" (2.29m x 2.57m)

With double glazed window, electric storage heater.

### **Bathroom**

With double glazed window 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 splash back areas, electric wall heater, wood effect flooring.







### **COMMUNAL GARDEN**

The property is situated in well maintained communal gardens that benefit from direct access to the River Lea.

### **ALLOCATED PARKING**

1 Parking Space

There is ample visitor's parking together with an allocated parking space.







## Elliot Heath Estate Agents

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