



Elliot Heath
ESTATE AGENTS

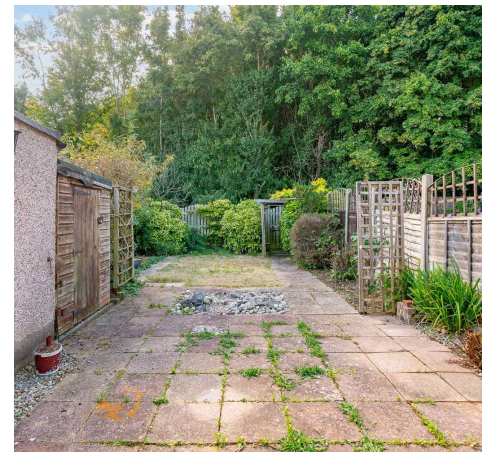
9 Salmons Close, Ware
Guide Price £535,000

9 Salmons Close

Ware, Ware

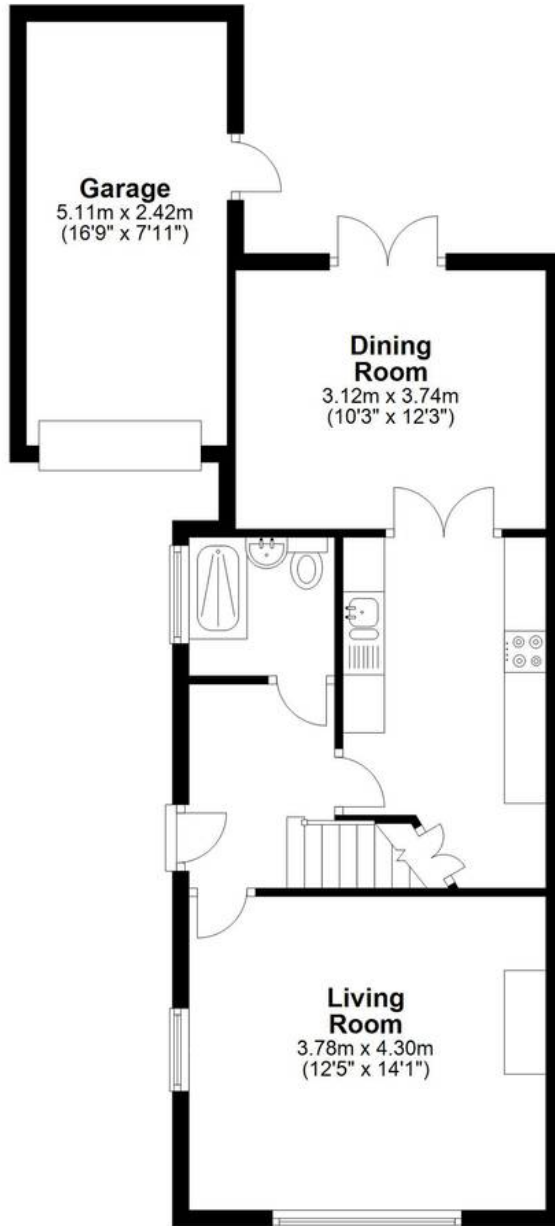
Spacious 3-bed semi-detached home in quiet cul de sac on Kingshill development. Kitchen, dining room, living room, shower room. Private garden, garage & driveway. Close to school, shops. Call to view: 01920 293333.

Council Tax band: D



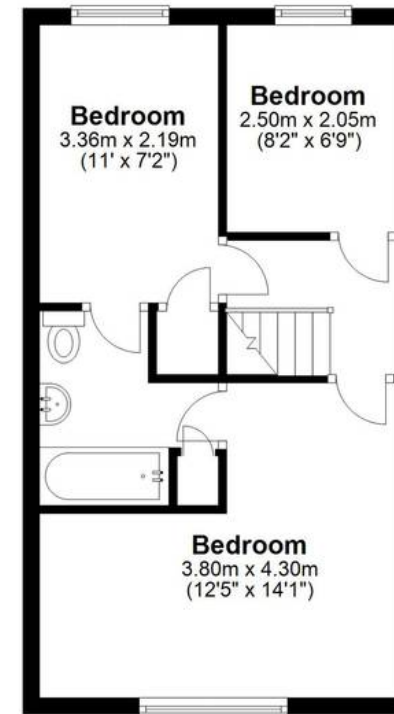
Ground Floor

Approx. 59.4 sq. metres (639.7 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.6 sq. feet)



Total area: approx. 94.5 sq. metres (1017.3 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 Hall

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

Living Room

12' 5" x 14' 1" (3.78m x 4.30m)

Dual aspect with double glazed windows to front and side aspect, feature fireplace, built in cupboard to alcove, radiator.

Shower Room

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising large walk in shower cubicle, vanity unit with inset wash hand basin, dual flush wc, fully tiled, radiator.

Kitchen

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in double oven, gas hob with extractor over, appliance space, tiled splash back areas, wood effect flooring, radiator, double doors to:

Dining Room

10' 3" x 12' 3" (3.12m x 3.74m)

With double glazed double doors and windows to the rear garden, radiator.

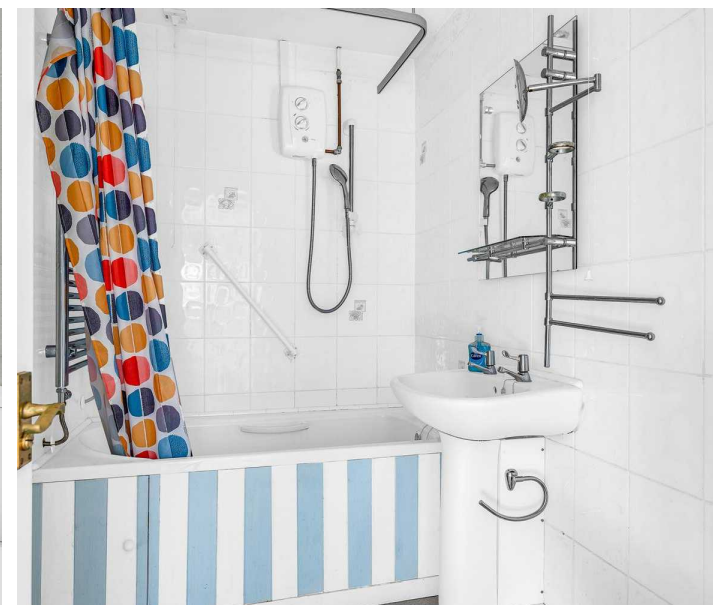
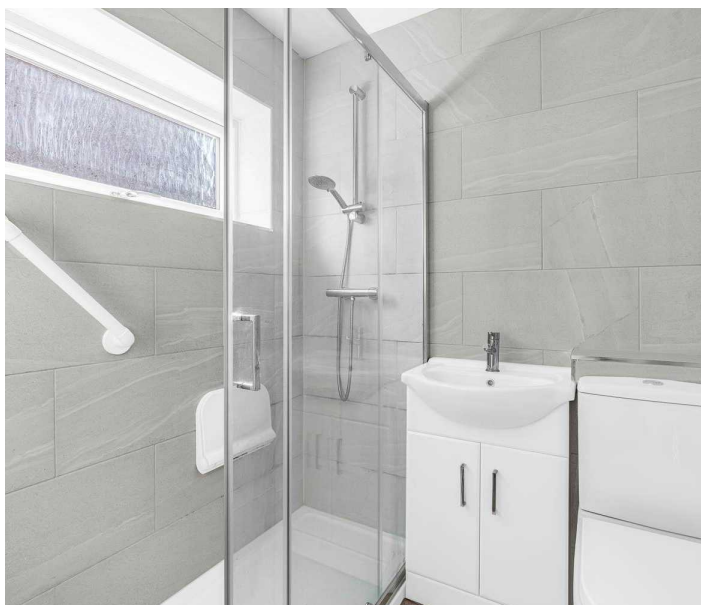
First Floor Landing

With doors to:

Bedroom One

12' 6" x 14' 1" (3.80m x 4.30m)

With double glazed window to front aspect, radiator, door to Jack & Jill bathroom.





Bedroom Two

11' 0" x 7' 2" (3.36m x 2.19m)

With double glazed window to rear aspect, radiator, door to Jack & Jill bathroom.

Bedroom Three

8' 2" x 6' 9" (2.50m x 2.05m)

With double glazed window to rear aspect, radiator.

Jack & Jill Bathroom

Fitted with a suite comprising panel enclosed bath, pedestal wash hand basin, low flush wc, fully tiled, radiator.

Front Garden

Low maintenances front garden laid with gravel, with retaining brick wall and mature hedge ordering, access to the rear garden.

Rear Garden

Mature rear garden with large patio seating area, the remainder being laid to lawn with timber garden shed.

Garage

Driveway providing off street parking which in turn gives access to the garage measuring approximately 5.11m x 2.42 (16'9 x 7'11) with up and over door to front aspect and personnel door to the rear garden.





Elliot Heath Estate Agents

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