



Elliot Heath
ESTATE AGENTS

1 Nelson Court, Gladstone Road

Guide Price £300,000

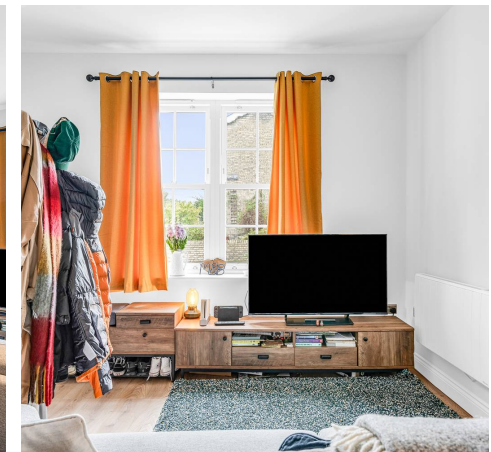
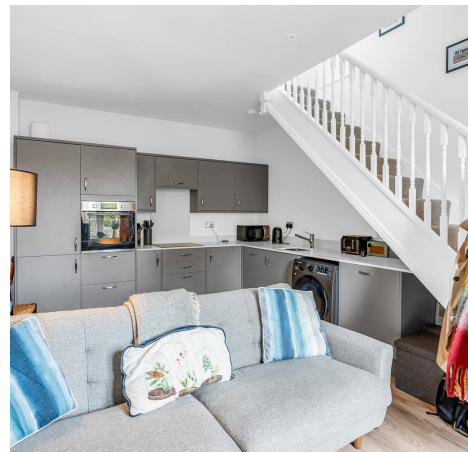
1 Nelson Court

Gladstone Road, Ware

1 bed character conversion in Ware town centre.
Open plan kitchen/living room, generous landing,
double bedroom, shower room, basement room.
Close to shops, bars, restaurants, train station. No
onward chain. Call 01920 293333

Council Tax band: H

Tenure: Freehold



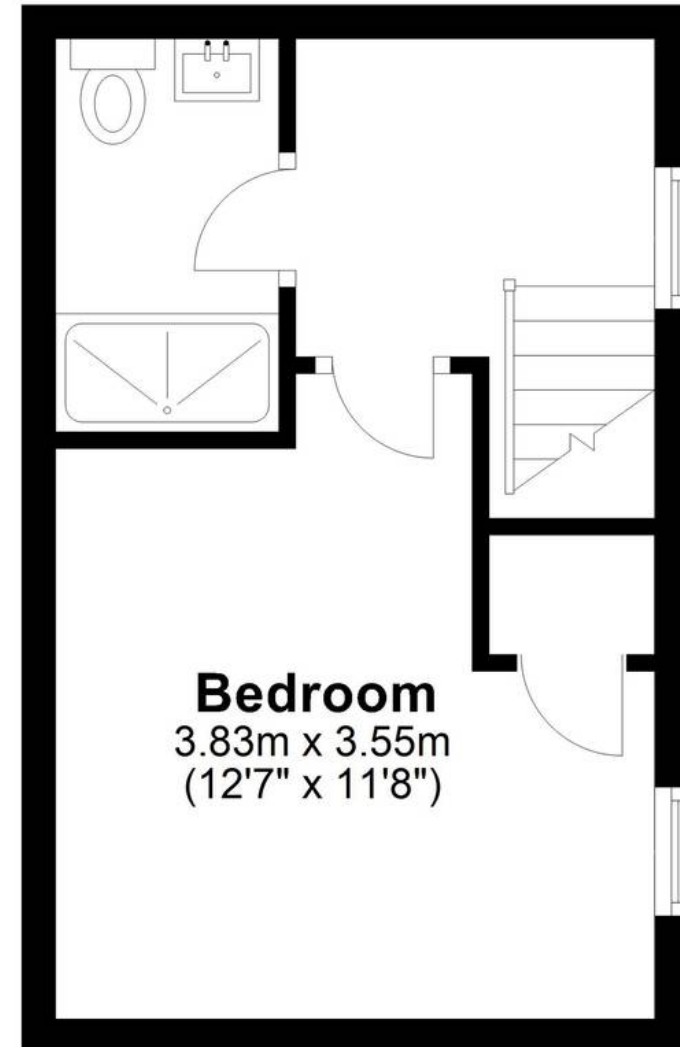
Ground Floor

Approx. 19.8 sq. metres (213.2 sq. feet)



First Floor

Approx. 21.2 sq. metres (228.3 sq. feet)



Total area: approx. 41.0 sq. metres (441.5 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

Accommodation

Private front entrance door to:

Kitchen/Living Room

18' 4" x 11' 8" (5.58m x 3.55m)

Living Room

With double glazed sash window to front aspect, stairs rising to first floor landing, electric wall heater, wood flooring, open to:

Kitchen

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven, hob with extractor over, integrated fridge/freezer, space and plumbing for washing machine, wood flooring.

First Floor Landing

Generous landing with double glazed sash window to side aspect, electric wall heater, doors to:

Bedroom One

12' 7" x 11' 8" (3.83m x 3.55m)

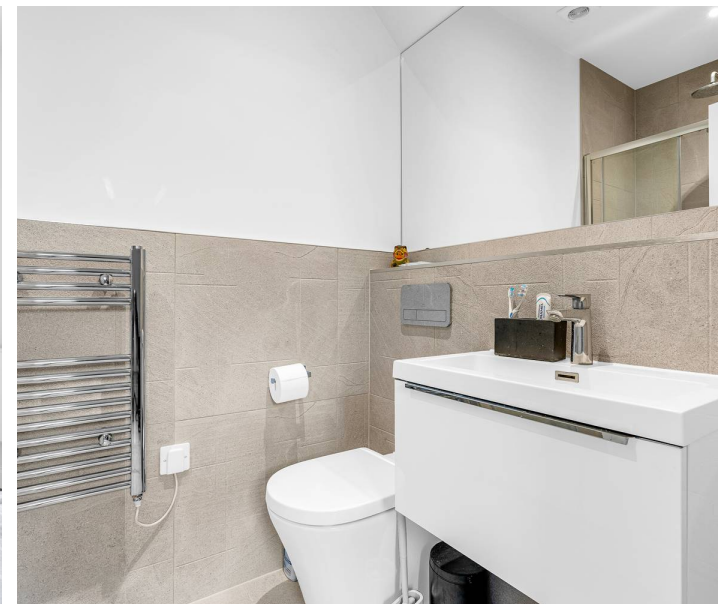
With double glazed sash window to side aspect, electric wall heater, built in storage cupboard, loft access.

Shower Room

Fitted with a suite comprising large walk in shower cubicle, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, chrome heated towel rail.

Basement

Access to basement via external staircase.





Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

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