



Elliot Heath
ESTATE AGENTS

43 The Green, Ware
Guide Price **£465,000**

43 The Green

Ware, Ware

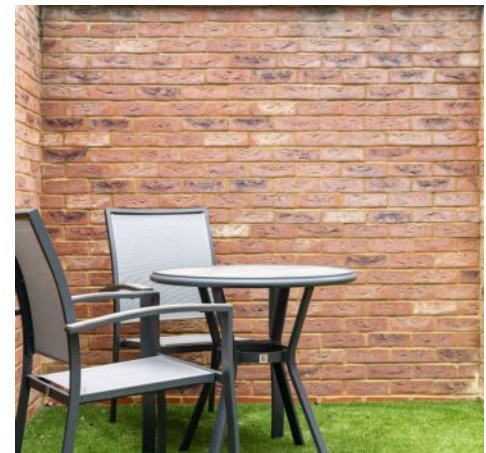
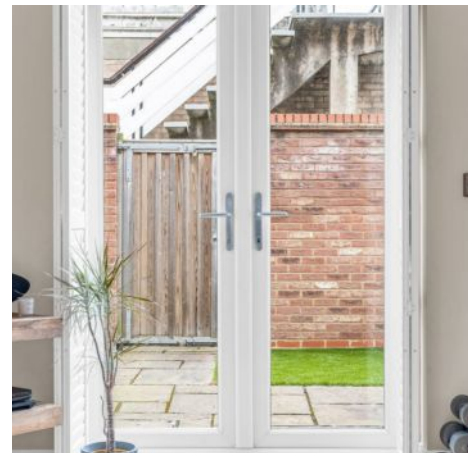
Modern 3-story end terrace home with integrated kitchen, open plan lounge/dining, 3 double beds, en suite, family bath, WC, rear garden, and 2 parking spaces on Kingshill development. Close to schools, shops, and Ware amenities. Call Elliot Heath on 01920 293333 to view.

Council Tax band: TBD

Tenure: Freehold

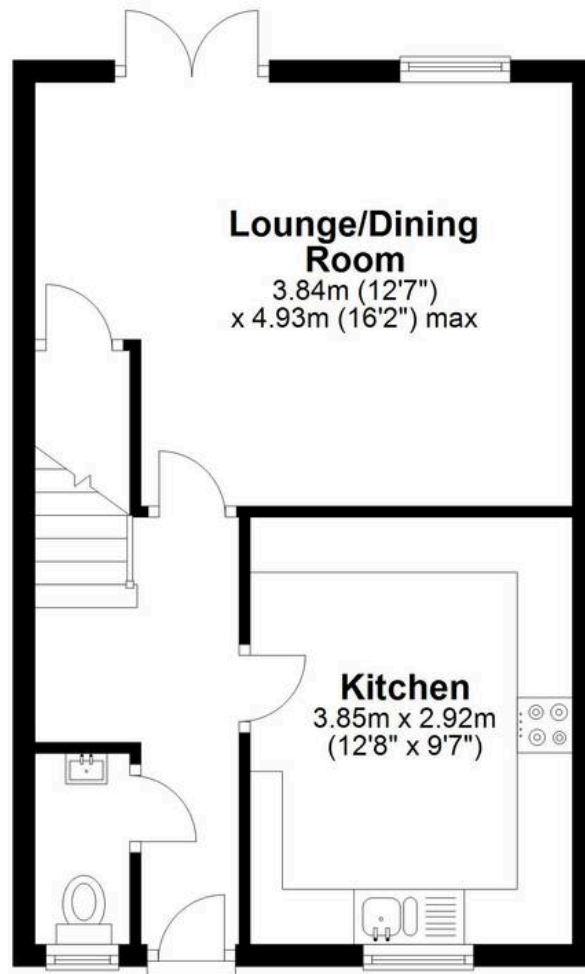
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



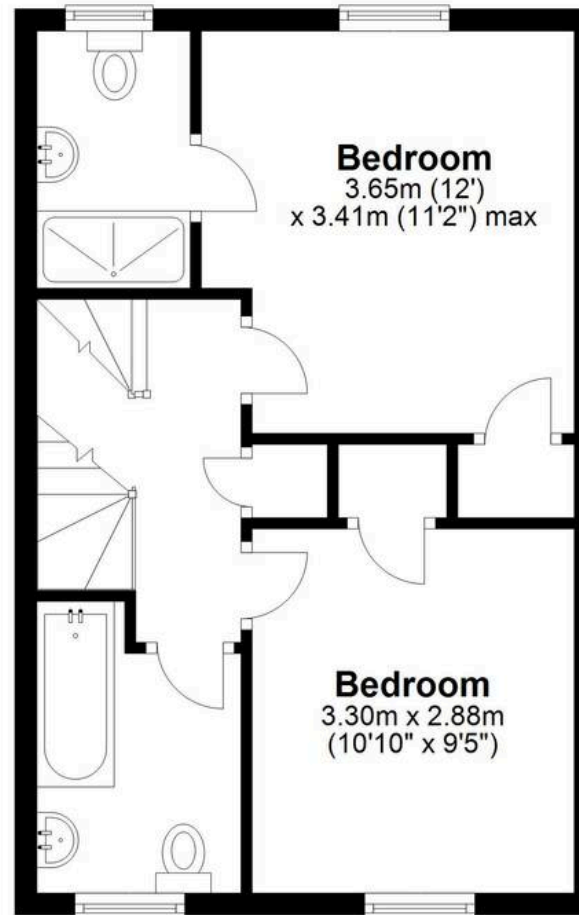
Ground Floor

Approx. 38.2 sq. metres (410.8 sq. feet)



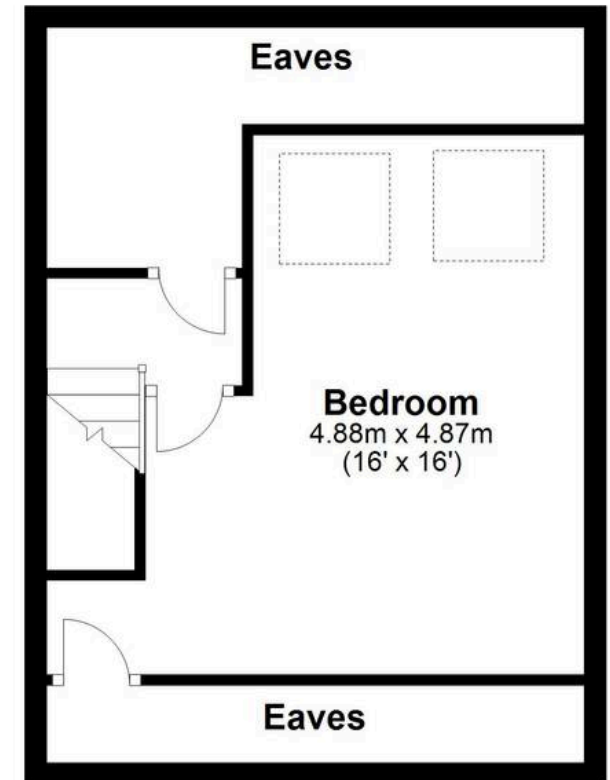
First Floor

Approx. 37.9 sq. metres (407.5 sq. feet)



Second Floor

Approx. 32.4 sq. metres (349.0 sq. feet)



Total area: approx. 108.4 sq. metres (1167.3 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, tiled flooring, radiator, doors to:

Downstairs WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising wash hand basin, wc, tiled splash back areas, tiled flooring, radiator.

Kitchen

12' 8" x 9' 7" (3.85m x 2.92m)

With double glazed window to front aspect with fitted shutters. Comprehensively fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, breakfast bar, tiled splash back areas, tiled flooring, radiator.

Lounge/Dining Room

12' 7" x 16' 2" (3.84m x 4.93m)

With double glazed double doors opening onto the rear garden and double glazed window to rear aspect both with fitted shutters, wood flooring, radiator, feature fireplace.

First Floor Landing

With built in storage cupboard, radiator, stairs rising to second floor landing, doors to:

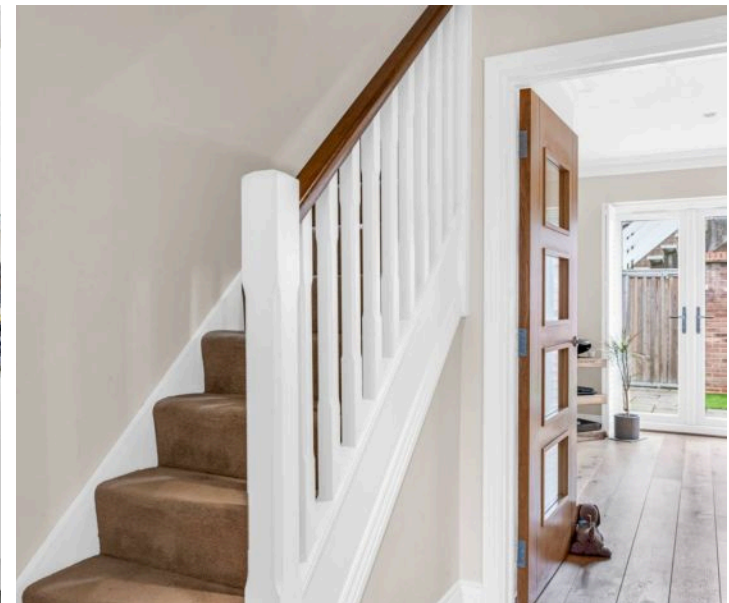
Bedroom One

12' 0" x 11' 2" (3.65m x 3.41m)

With double glazed window to rear aspect, radiator, built in storage cupboard, door to:

En Suite Shower Room

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising shower cubicle, vanity unit with inset wash hand basin, dual flush wc, fully tiled, heated towel rail.



Bedroom Two

10' 10" x 9' 5" (3.30m x 2.88m)

With double glazed window to front aspect, radiator, built in storage cupboard.

Bathroom

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush wc, fully tiled, heated towel rail.

Second Floor Landing

With access to eaves storage, door to:

Bedroom Three

16' 0" x 16' 0" (4.88m x 4.87m)

With two Velux windows, radiator, access to two eaves storage area.





FRONT GARDEN

Thoughtfully landscaped low maintenance front garden.

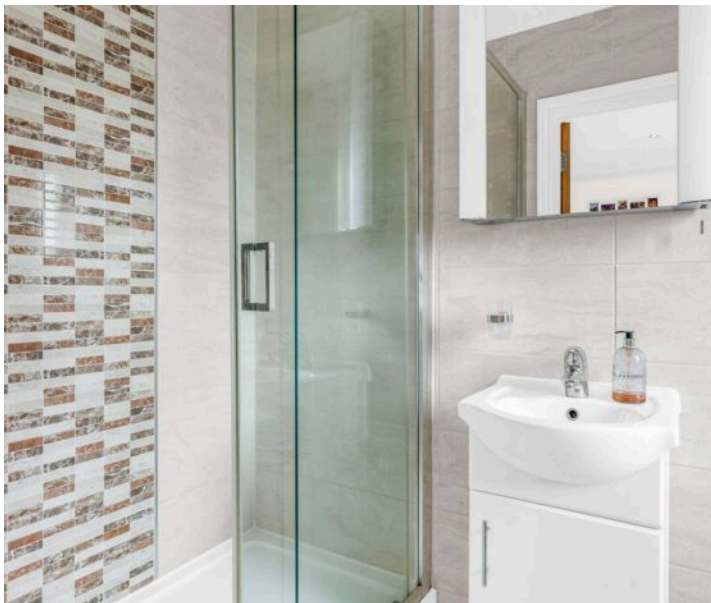
REAR GARDEN

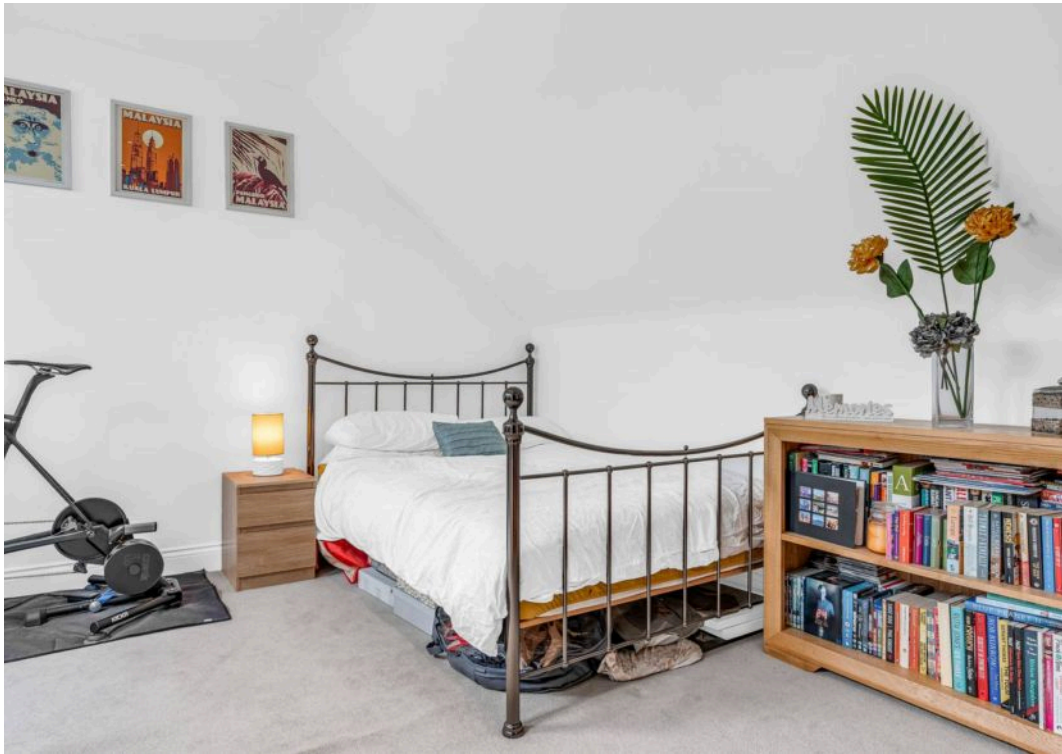
The private rear garden is laid with a patio seating area and artificial lawn with gated access to the rear.

ALLOCATED PARKING

2 Parking Spaces

With two allocated parking spaces and unrestricted access to two visitor spaces.







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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