



**Elliot Heath**  
ESTATE AGENTS

**5 Thunder Court, Ware**  
Guide Price **£330,000**



# 5 Thunder Court

Ware, Ware

2-bed detached bungalow within Grade II Listed manor grounds, parking, garage, private garden, open-plan living space, double glazing. Located near town amenities and train station. No onward chain.

Council Tax band: C

Tenure: Freehold

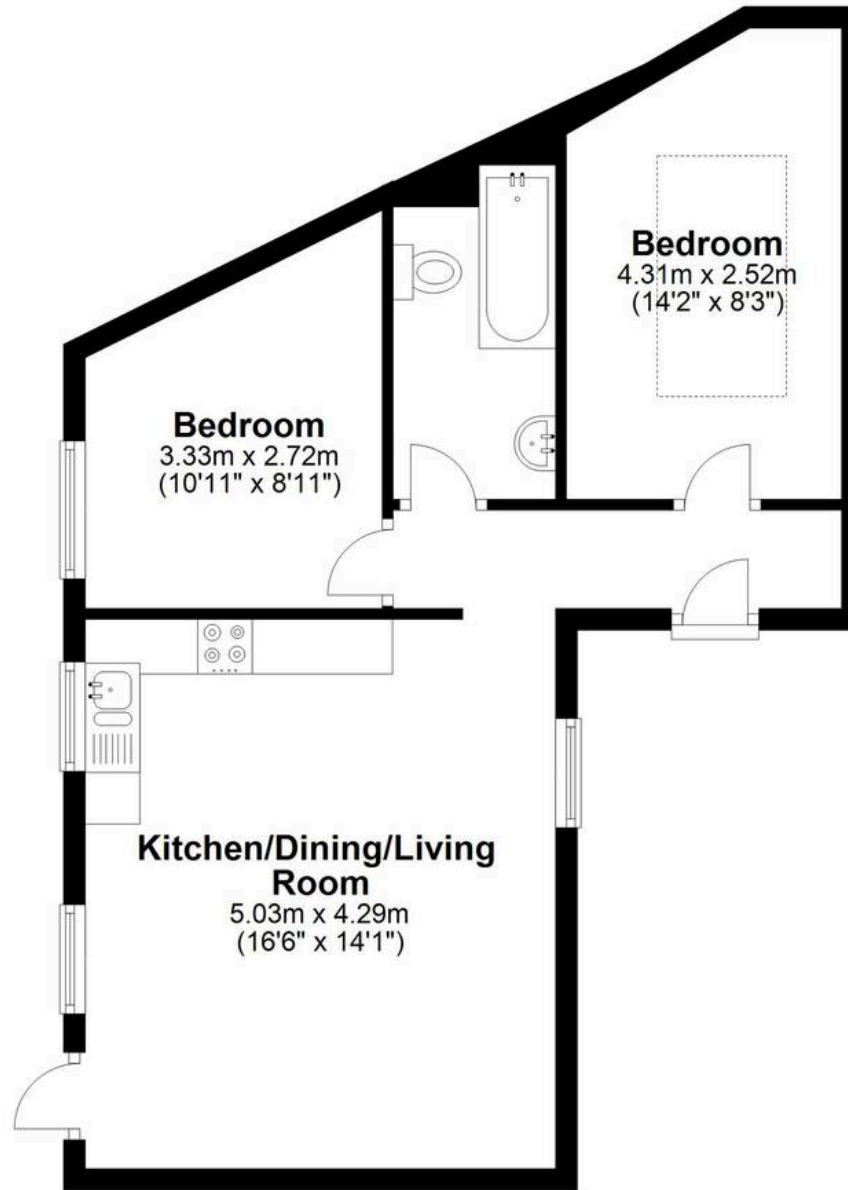
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



## Ground Floor

Approx. 49.7 sq. metres (535.3 sq. feet)



Total area: approx. 49.7 sq. metres (535.3 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](http://www.matthewkyle.co.uk)



### Entrance Hall

With wood flooring, radiator, doors to:

### Kitchen/Dining/Living Room

16' 6" x 14' 1" (5.03m x 4.29m)

### Dining/Living Room

Dual aspect with double glazed windows to front and rear aspect and door giving access to the rear garden, wood flooring, two radiators, open to:

### Kitchen

With double glazed window to rear aspect. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a sink and drainer unit, glass splash back areas, built in oven with hob and extractor over, appliance space, wood flooring.

### Bedroom One

14' 2" x 8' 3" (4.31m x 2.52m)

With skylight window, radiator, wood flooring.

### Bedroom Two

10' 11" x 8' 11" (3.33m x 2.72m)

With double glazed window to rear aspect, radiator, wood flooring.

### Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, fully tiled, radiator.







**REAR GARDEN**

Private walled garden with decked seating area and the remainder laid to lawn.

**ALLOCATED PARKING**

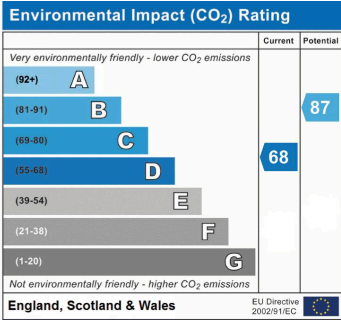
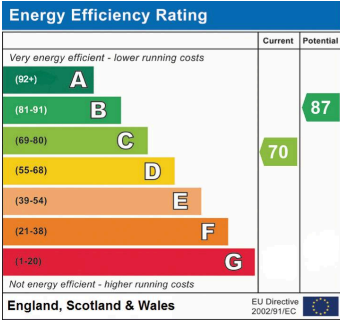
1 Parking Space

One allocated parking space to the front of the property.

**GARAGE**

Single Garage

Garage arranged en bloc.







## Elliot Heath Estate Agents

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