



Elliot Heath
ESTATE AGENTS

20 Wickhams Wharf, Viaduct Road

Guide Price **£240,000**

20 Wickhams Wharf

Viaduct Road, Ware

One bed riverside apt in Ware. Patio with river views, communal gardens. Fitted kitchen, fitted wardrobes, gas heating, parking. Chain free. Close to High St, station, riverside towpath.
Council Tax band: C

Tenure: Leasehold

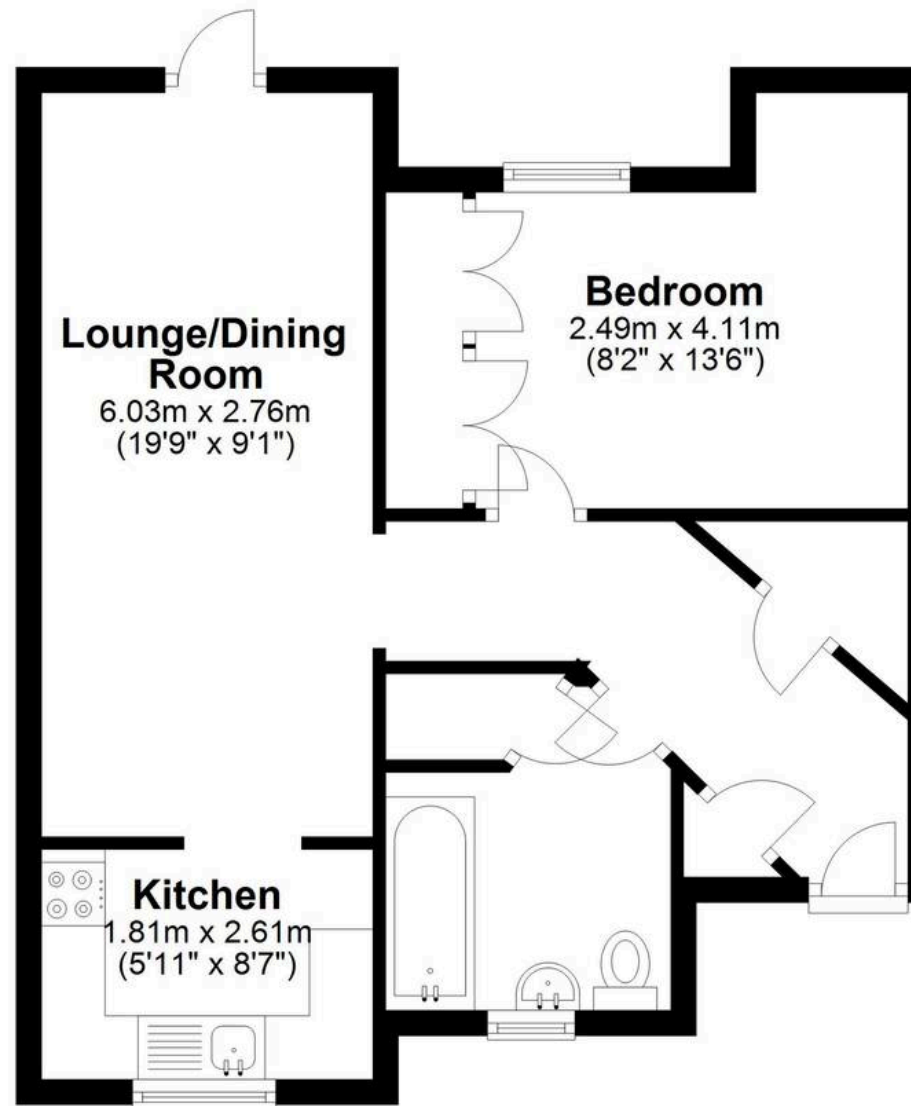
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Ground Floor

Approx. 47.7 sq. metres (513.9 sq. feet)



Total area: approx. 47.7 sq. metres (513.9 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 secure entryphone system, wood effect flooring, radiator, two built in storage cupboards, open to:

Lounge/Dining Room

19' 9" x 9' 1" (6.03m x 2.76m)

With double glazed door opening onto the patio are overlooking the river, wood effect flooring, radiator, open to:

Kitchen

5' 11" x 8' 7" (1.81m x 2.61m)

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

Bedroom

8' 2" x 13' 6" (2.49m x 4.11m)

With double glazed window, radiator, fitted wardrobe cupboards.

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, fully tiled, radiator.





GARDEN

Patio seating area overlooking the river accessed via the lounge/dining room.

COMMUNAL GARDEN

Attractively landscaped communal gardens overlooking the river.

ALLOCATED PARKING

1 Parking Space

Allocated parking space and visitors parking.





Elliot Heath Estate Agents

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

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk