



Elliot Heath
ESTATE AGENTS

13 The Pastures, Ware
Guide Price **£425,000**

13 The Pastures

Ware, Ware

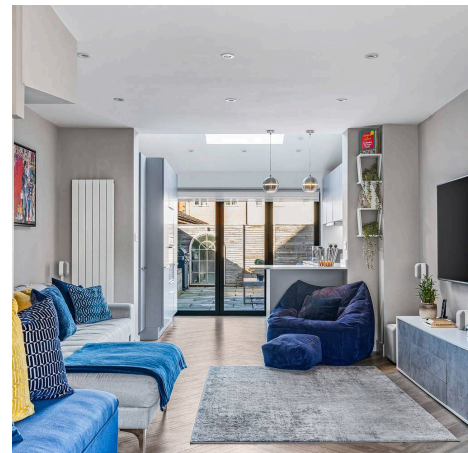
Delightful two-bedroom home in sought-after Old Vicarage Development with open plan lounge/dining room, fully integrated kitchen, landscaped garden, and easy access to amenities and transport links.

Council Tax band: C

Tenure: Freehold

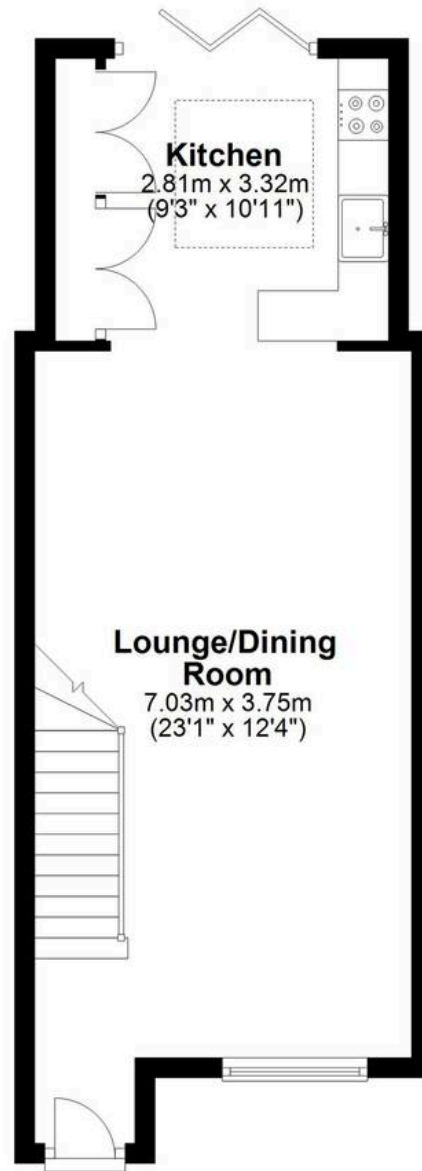
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



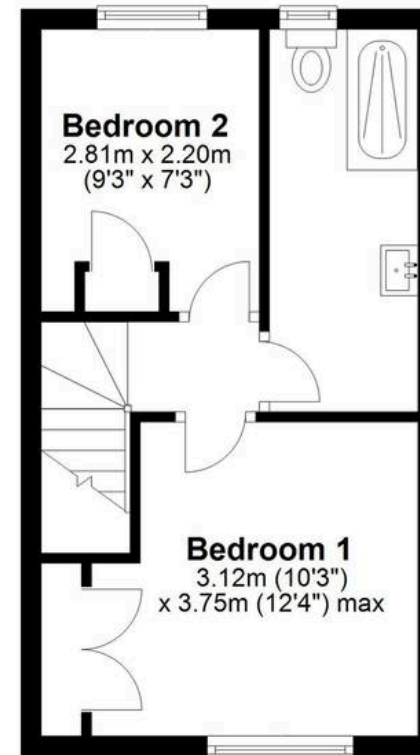
Ground Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



First Floor

Approx. 26.4 sq. metres (284.6 sq. feet)



Total area: approx. 63.3 sq. metres (681.4 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

Front entrance door to:

Lounge/Dining Room

23' 1" x 12' 4" (7.03m x 3.75m)

A stunning open plan room with double glazed window to front aspect, wood flooring, two radiators, stairs rising to first floor landing, under stairs storage cupboard, open to:

Kitchen

9' 3" x 10' 11" (2.81m x 3.32m)

With Velux skylight window and bi fold doors opening onto the rear garden. Comprehensively fitted with a range of wall and base storage units with Quartz work surfaces over incorporating a sink and drainer unit, mirrored splash back areas, breakfast bar, fully integrated with Bosch appliances, wood flooring.

First Floor Landing

With doors to:

Bedroom One

10' 3" x 12' 4" (3.12m x 3.75m)

With double glazed window to front aspect, radiator, built in wardrobe cupboards.

Bedroom Two

9' 3" x 7' 3" (2.81m x 2.20m)

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

Luxury Shower Room

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising large walk in shower cubicle, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, chrome heated towel rail.





FRONT GARDEN

Gated front garden with access to the front door.

REAR GARDEN

The rear garden has been tastefully landscaped, being very low maintenance with patio entertainment/seating area and a range of raised planters. A gate at the rear of the garden leads to an allocated space in a carport.

CAR PORT

1 Parking Space

A gate at the rear of the garden leads to an allocated space in a carport.







Elliot Heath Estate Agents

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