



Elliot Heath
ESTATE AGENTS

49 Dovedale, WARE
Guide Price £435,000

49 Dovedale

WARE, Ware

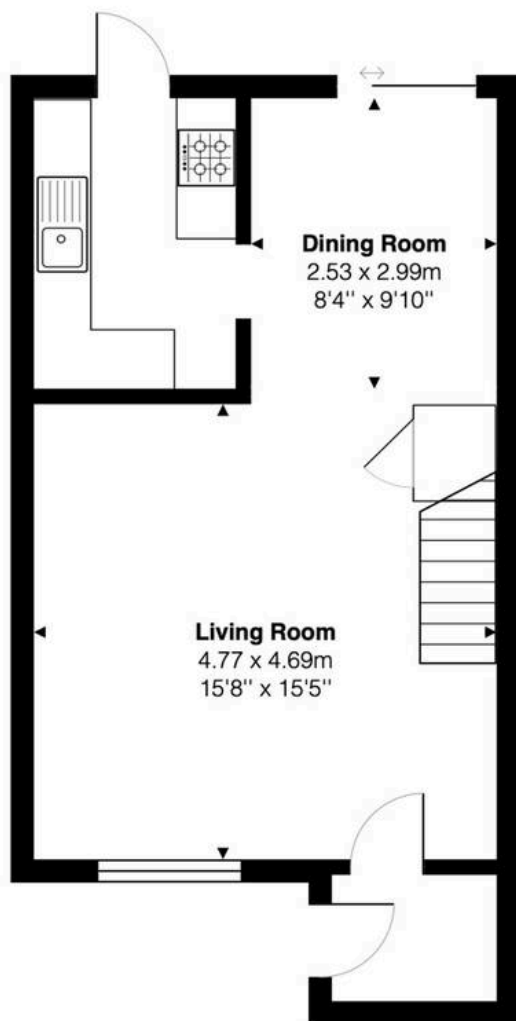
3-bed home in a sought-after cul-de-sac on Vicarage dev. Features spacious living area, fitted kitchen, mature garden, garage. Near amenities & train station. Call Elliot Heath on 01920 293333.
Council Tax band: D

Tenure: Freehold

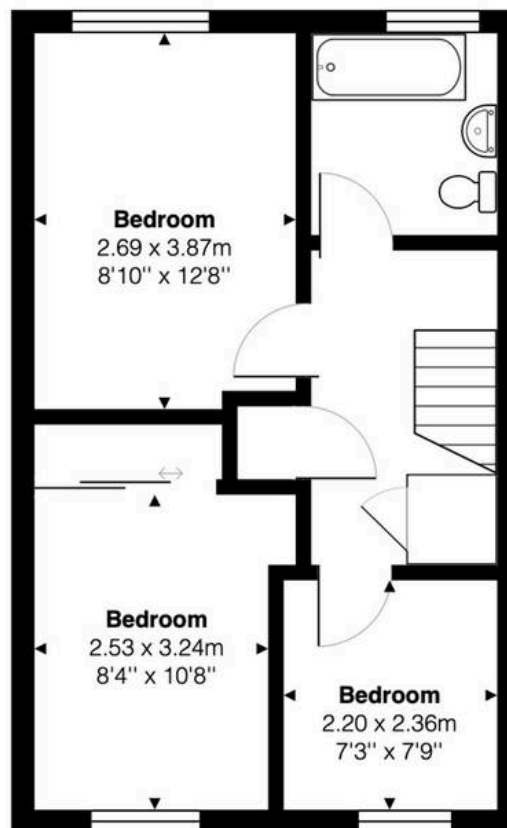
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

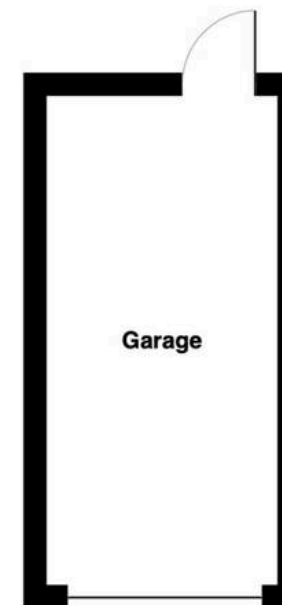




Ground Floor
Area: 39.9 m² ... 429 ft²



First Floor
Area: 38.1 m² ... 410 ft²



Outbuilding
Area: 12.0 m² ... 129 ft²

Total Area: 90.0 m² ... 968 ft²

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 Lobby

With double glazed window and door to:

Living Room

15' 8" x 15' 5" (4.77m x 4.69m)

With double glazed window to front aspect, two radiators, stairs rising to first floor landing, under stairs storage cupboard, open to:

Dining Room

8' 4" x 9' 10" (2.53m x 2.99m)

With double glazed sliding patio doors giving access to the rear garden, radiator, open to:

Kitchen

With door opening onto the rear garden. 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, integrated dishwasher, appliance space, wall mounted boiler, tiled splash back areas.

First Floor Landing

With two built in storage cupboards,loft access and doors to:

Bedroom One

8' 10" x 12' 8" (2.69m x 3.87m)

With double glazed window to rear aspect, radiator.

Bedroom Two

8' 4" x 10' 8" (2.53m x 3.24m)

With double glazed window to front aspect, radiator, fitted wardrobes with sliding mirrored doors.

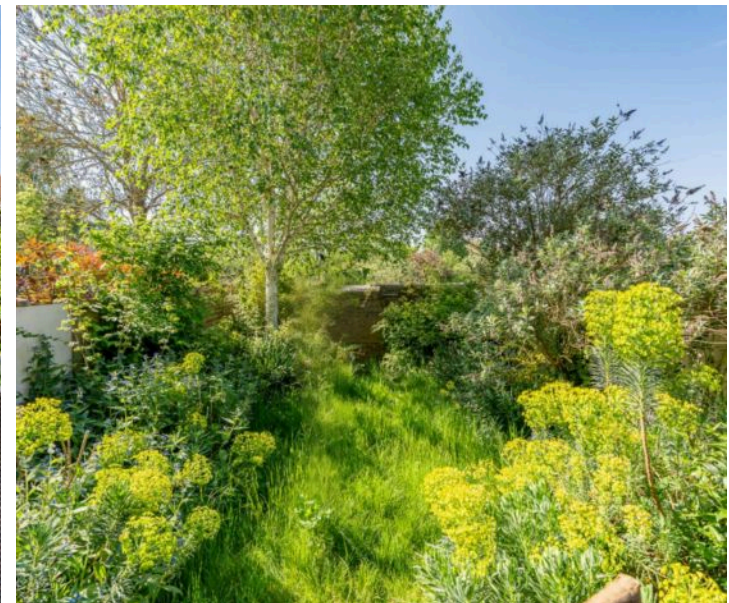
Bedroom Three

7' 3" x 7' 9" (2.20m x 2.36m)

With double glazed window to front aspect, radiator.

Bathroom

With double glazed window to rear 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, concealed cistern wc, tiled splash back areas, wood effect flooring, radiator.





FRONT GARDEN

To the front of the property there is garden mainly laid to lawn with mature shrubs.

REAR GARDEN

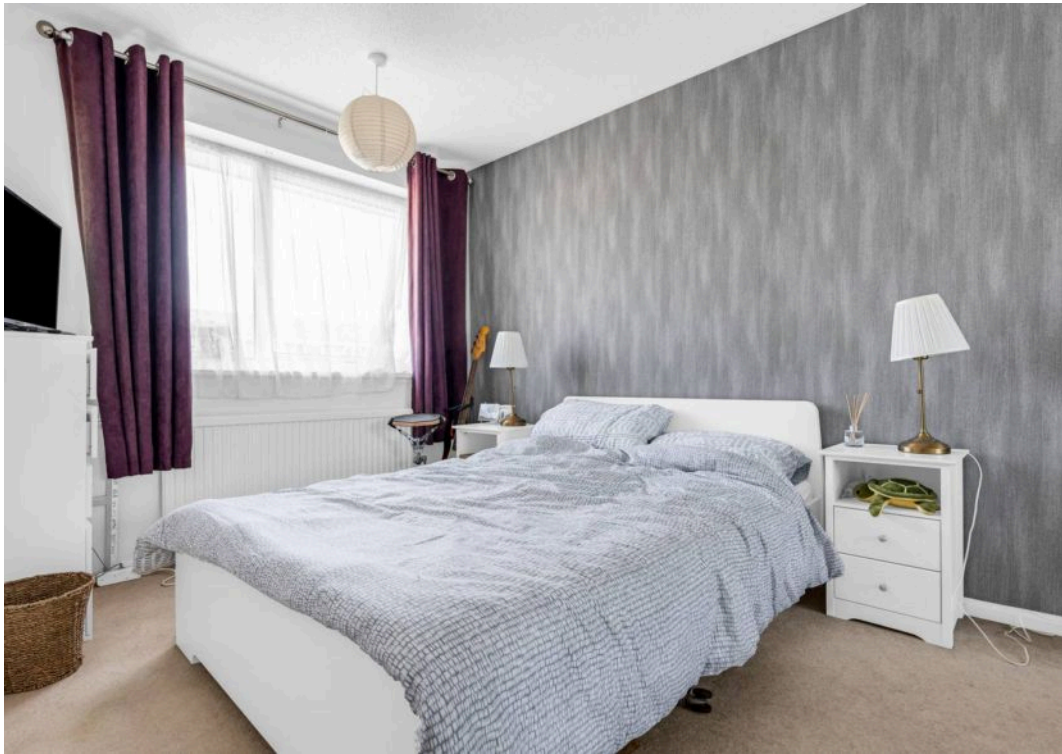
The rear garden is heavily stocked with mature shrubs and flowers with the remainder laid to lawn and timber decked area. Direct access to en bloc garage.

GARAGE EN BLOC

1 Parking Space

Garage arranged en bloc to the rear of the property.







Elliot Heath Estate Agents

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