



**Elliot Heath**  
ESTATE AGENTS

**33 Farm Close, Ware**  
Guide Price **£400,000**



# 33 Farm Close

Ware, Ware

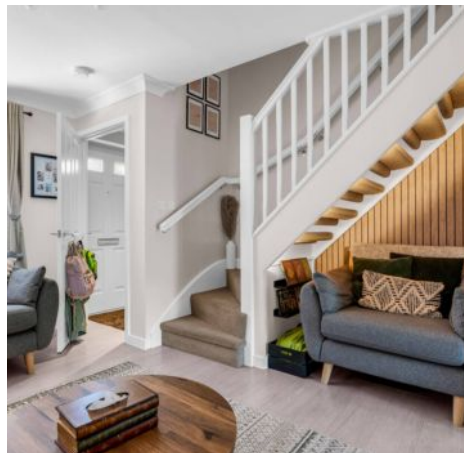
Immaculate 2-bed modern home in Ware with living room, kitchen/dining room, downstairs wc, two double bedrooms, bathroom, driveway, private garden & close to amenities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



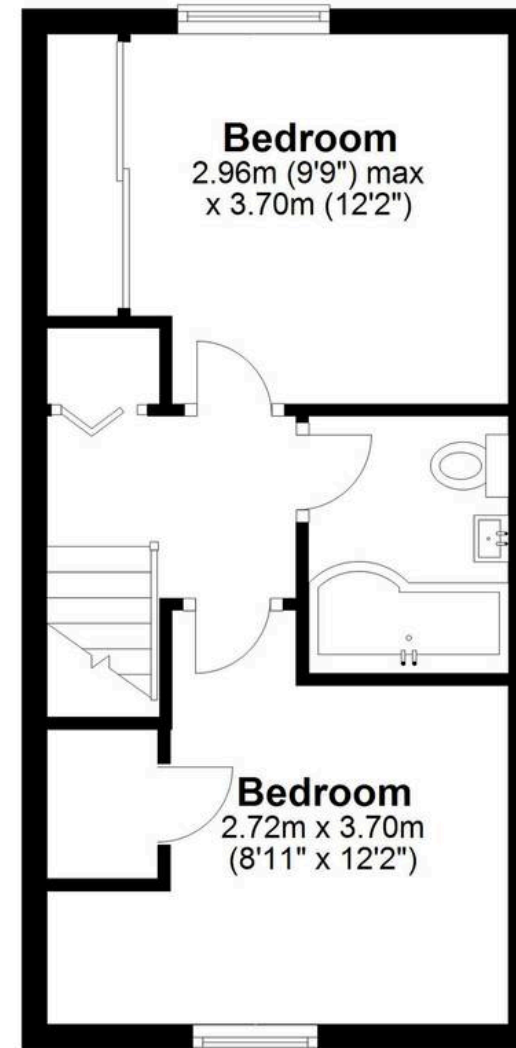
## Ground Floor

Approx. 29.4 sq. metres (316.1 sq. feet)



## First Floor

Approx. 29.5 sq. metres (317.8 sq. feet)



Total area: approx. 58.9 sq. metres (633.9 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](http://www.matthewkyle.co.uk)



**Entrance Lobby**

With door to:

**Living Room**

14' 4" x 12' 2" (4.37m x 3.70m)

With Upvc double glazed window to front aspect, stairs rising to the first floor, radiator, storage cupboard. Door giving access to:

**Kitchen/Dining Room**

11' 5" x 12' 2" (3.47m x 3.70m)

With Upvc double glazed window to rear aspect and Upvc double glazed door giving access to the 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 four ring gas hob and extractor over, integrated fridge/freezer and dishwasher, space and plumbing for washing machine, wall mounted boiler, tiled flooring, radiator. Door to:

**Downstairs WC**

Fitted with a suite comprising dual flush wc, vanity unit with inset wash hand basin, tiled flooring, radiator.

**First Floor Landing**

With built in storage cupboard, housing the hot water cylinder. Doors to:

**Bedroom One**

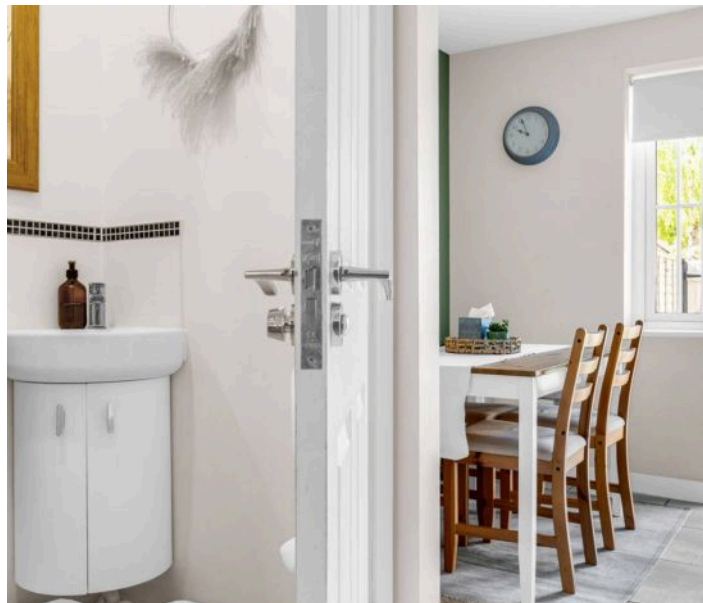
9' 9" x 12' 2" (2.96m x 3.70m)

With Upvc double glazed window to rear aspect, radiator, fitted mirror front wardrobes.

**Bedroom Two**

8' 11" x 12' 2" (2.72m x 3.70m)

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





**Bathroom**

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, tiled flooring, radiator.

**Agents Note**

Alarm panel fitted in living room with alarm sensors located throughout house, deactivated but can be easily reinstated







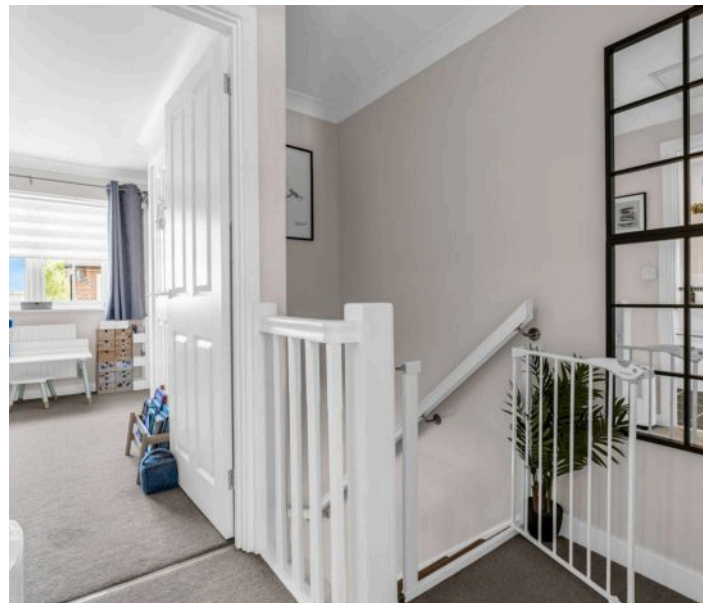
## REAR GARDEN

The low maintenance rear garden has been attractively landscaped, with decked seating area, artificial lawn, raised beds, timber garden shed and gated access to the rear.

## DRIVEWAY

1 Parking Space

Block paved driveway to the front of the property providing off street parking.











## Elliot Heath Estate Agents

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