



Elliot Heath
ESTATE AGENTS

16 Plaxton Way, Ware
Guide Price **£525,000**

16 Plaxton Way

Ware, Ware

Lovely 3-bed family home over 3 floors in popular Ware development. Downstairs WC, integrated kitchen, landscaped garden, allocated parking. Walk to high street and train station. Call 01920 293333. Council Tax band: E

Tenure: Freehold

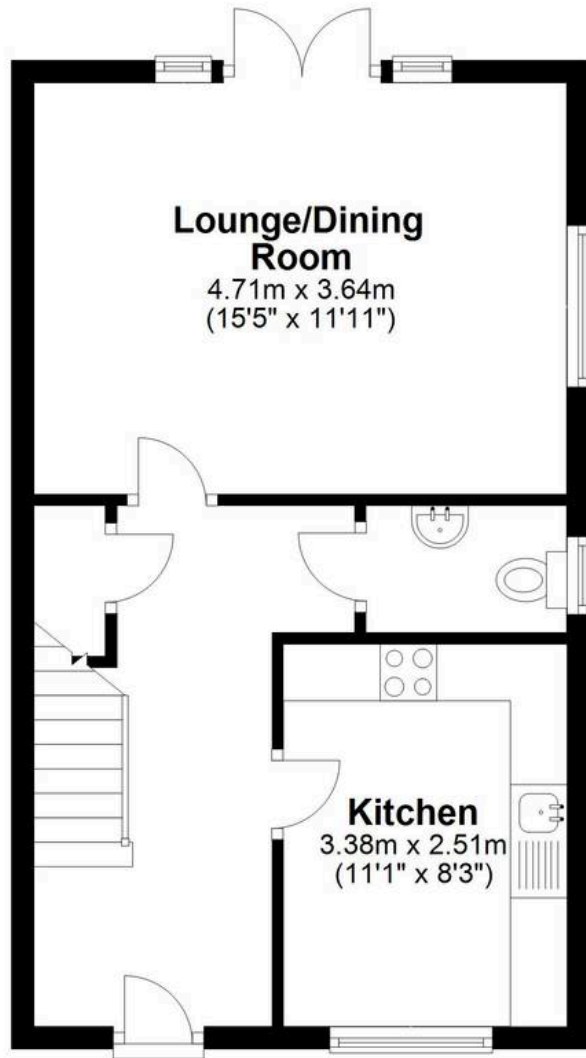
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Ground Floor

Approx. 39.2 sq. metres (422.2 sq. feet)



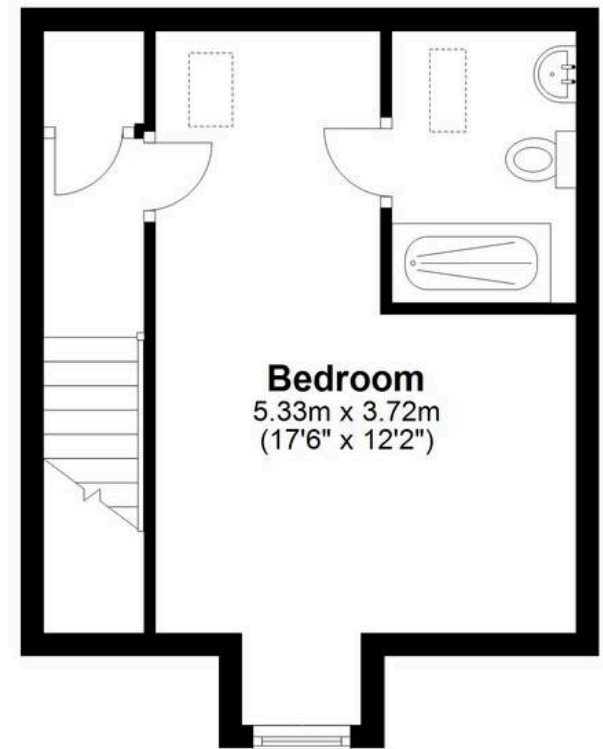
First Floor

Approx. 39.3 sq. metres (422.5 sq. feet)



Second Floor

Approx. 25.9 sq. metres (279.1 sq. feet)



Total area: approx. 104.4 sq. metres (1123.8 sq. feet)

Entrance Hall

With stairs rising to first floor landing, wood effect flooring, radiator, built in understairs drawers and understairs storage cupboard, doors to:

Downstairs WC

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising dual flush wc, pedestal wash hand basin, tiled splash back areas, tiled flooring, radiator.

Kitchen

11' 1" x 8' 3" (3.38m x 2.51m)

With double glazed window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated to include oven, hob, extractor, washing machine, dishwasher and fridge/freezer, tiled splash back areas, tiled flooring, radiator.

Lounge/Dining Room

15' 5" x 11' 11" (4.71m x 3.64m)

Dual aspect with double glazed window to side aspect and double glazed windows and double doors opening onto the southerly aspect rear garden, wood effect flooring, radiator.

First Floor Landing

With double glazed window to front aspect, radiator, stairs rising to second floor landing, doors to:

Bedroom Two

15' 5" x 11' 11" (4.71m x 3.64m)

With two double glazed windows to rear aspect, radiator.

Bedroom Three

8' 11" x 8' 5" (2.71m x 2.56m)

With double glazed window to front aspect, radiator.



Bathroom

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over, pedestal wash hand basin, dual flush wc, tiled splash back areas, radiator.

Second Floor Landing

With built in storage cupboards and door to:

Bedroom One

17' 6" x 12' 2" (5.33m x 3.72m)

With double glazed window to front aspect and Velux window to rear aspect, radiator, door to:

En Suite Shower Room

With Velux window to rear aspect. Fitted with a suite comprising shower cubicle, pedestal wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, heated towel rail.





FRONT GARDEN

Attractively planted front garden.

REAR GARDEN

The rear garden features a patio seating area leading onto artificial lawn with flower and shrub borders.

ALLOCATED PARKING

1 Parking Space

One allocated parking space.







Elliot Heath Estate Agents

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