



Elliot Heath
ESTATE AGENTS

54 Parnel Road, Ware

Guide Price **£315,000**

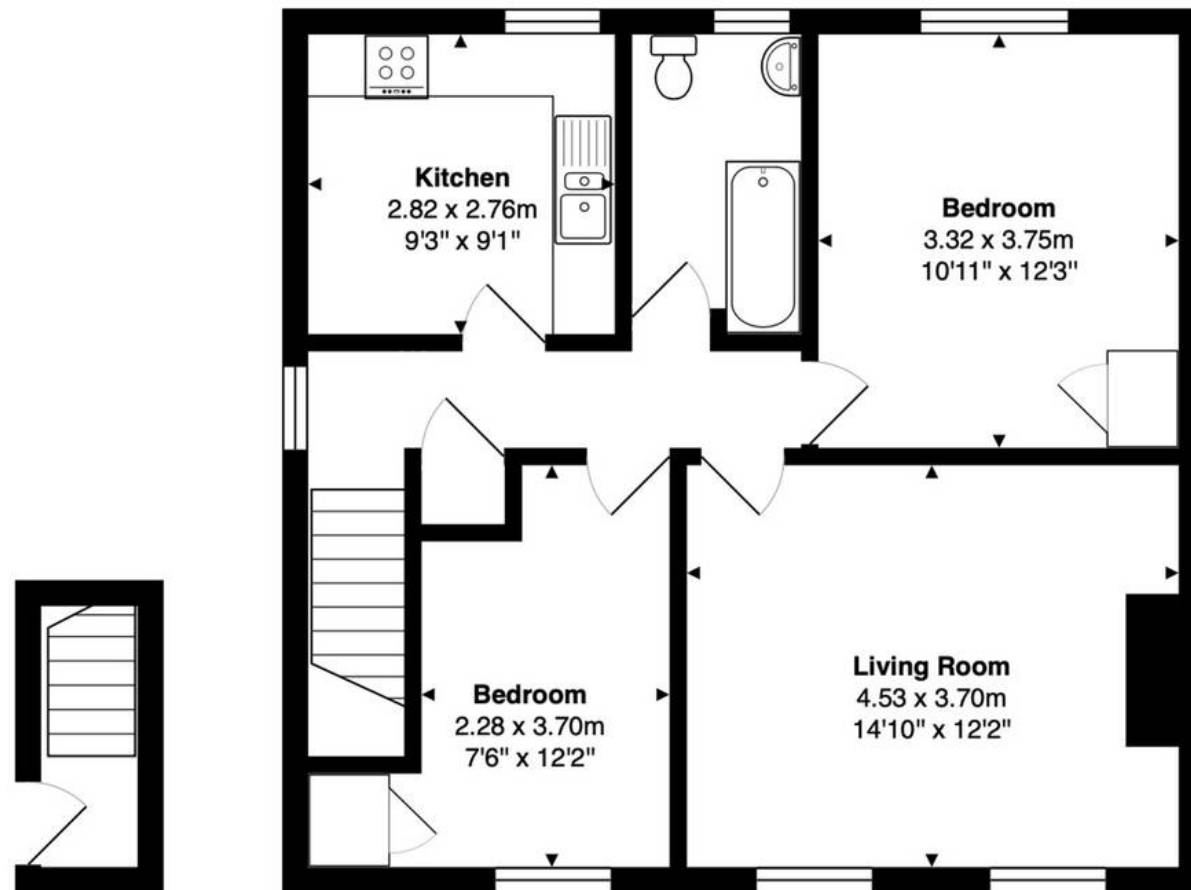
54 Parnel Road

Ware, Ware

Generous 2-bed maisonette with extended lease, garden, brick-built shed, spacious living area, large kitchen, fitted bathroom, double glazing, gas central heating, ample storage. Close to amenities. Council Tax band: B

Tenure: Leasehold





Ground Floor
Area: 2.1 m² ... 23 ft²

First Floor
Area: 61.5 m² ... 662 ft²

Total Area: 63.6 m² ... 685 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 stairs rising to:

First Floor Hallway

With double glazed window to side aspect, built in storage cupboard, loft access, radiator, doors to:

Living Room

14' 10" x 12' 2" (4.53m x 3.70m)

With two double glazed windows to front aspect, two radiators, wood flooring.

Kitchen

9' 3" x 9' 1" (2.82m x 2.76m)

With double glazed window to rear aspect. 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 fridge, appliance space, tiled splash back areas, tiled flooring, radiator.

Bedroom One

10' 11" x 12' 4" (3.32m x 3.75m)

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

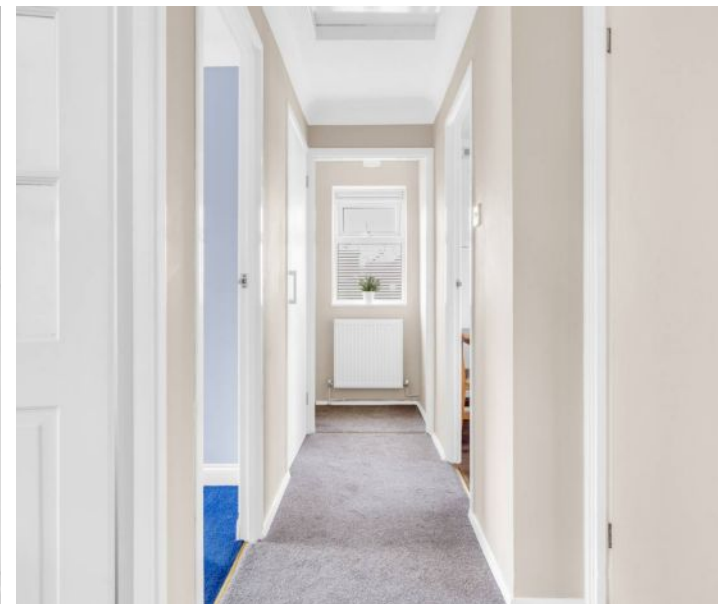
Bedroom Two

7' 6" x 12' 2" (2.28m x 3.70m)

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

Bathroom

With double glazed window to rear aspect, with obscure glass. Fitted with a suite comprising panel enclosed bath, integrated power shower, dual flush wc, pedestal wash hand basin, fully tiled, radiator.





GARDEN

Private garden located to the side and rear of the property which is mainly laid to lawn with a useful brick built storage shed.

ON STREET

1 Parking Space





Elliot Heath Estate Agents

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