



Elliot Heath
ESTATE AGENTS

78 Wheatsheaf Drive, WARE
Guide Price **£250,000**

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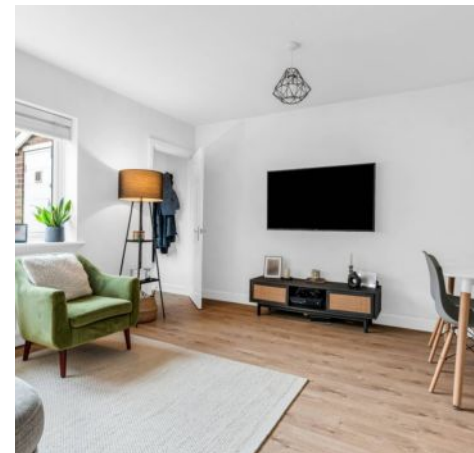
WARE, Ware

1 double bedroom ground floor maisonette with extended lease. Fitted kitchen, sitting room, shower room, private garden, outside store and allocated parking. Close to Ware town and station.
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Ground Floor

Approx. 44.0 sq. metres (473.6 sq. feet)



Total area: approx. 44.0 sq. metres (473.6 sq. feet)

Entrance Porch

With radiator, wood flooring and door to:

Sitting Room

14' 11" x 10' 1" (4.54m x 3.07m)

With double glazed window to front aspect, radiator, wood flooring, open to:

Rear Lobby

With radiator, wood flooring and access to:

Kitchen

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, wood effect flooring.

Shower Room

Fitted with a suite comprising large walk in shower cubicle, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, radiator.

Bedroom

11' 1" x 9' 10" (3.38m x 2.99m)

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





GARDEN

Private garden area, outside store housing new boiler and timber garden shed.

ALLOCATED PARKING

1 Parking Space

Allocated parking space.





Elliot Heath Estate Agents

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