



Elliot Heath
ESTATE AGENTS

3 Lower Clabdens, Ware
In Excess of £300,000

3 Lower Clabdens

Ware, Ware

2-bed freehold semi-detached bungalow near Ware's town centre. Requires full refurbishment. No onward chain. Double glazing, gas heating, front & rear gardens. Within walking distance of the station. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Ground Floor

Approx. 51.2 sq. metres (551.4 sq. feet)



Total area: approx. 51.2 sq. metres (551.4 sq. feet)

Entrance Hall

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

Living Room

With double glazed window to front aspect, radiator.

Kitchen

With double glazed window and door to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, radiator.

Bedroom One

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

Bedroom Two

With double glazed window to front aspect, radiator.

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising large walk in shower, pedestal wash hand basin, low flush wc, radiator.

Front Garden

Attractively planted front garden with gated access to the rear garden.

Rear Garden

The rear garden is of an extremely good size mainly laid to lawn with mature planting.





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