

Elliot Heath
ESTATE AGENTS

20 Church Field, Ware

£375,000

20 Church Field

Ware

Spacious two-bedroom end-of-terrace home in a quiet cul-de-sac, offering a generous living room, large kitchen, 80ft southerly aspect garden, side garden with extension potential (STPP), and parking.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

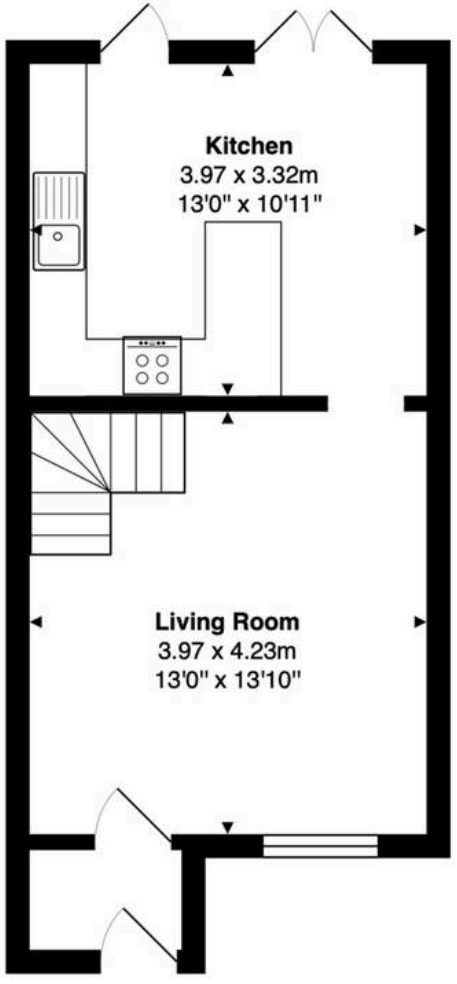
EPC Environmental Impact Rating: D



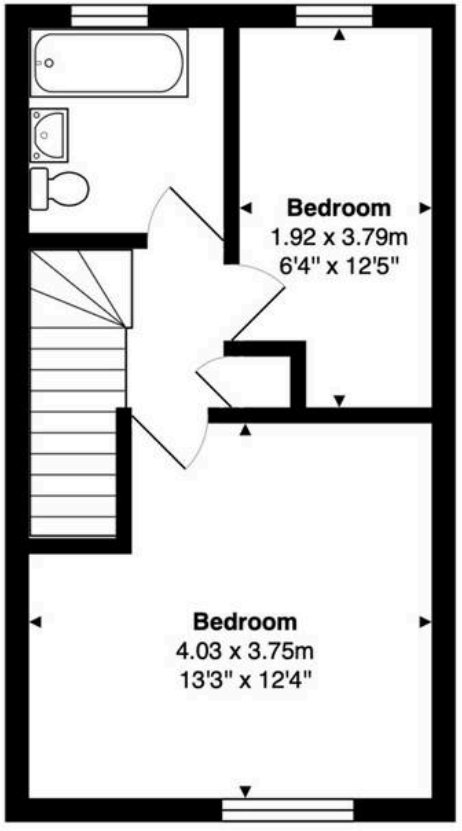








Ground Floor
Area: 32.3 m² ... 348 ft²



First Floor
Area: 31.0 m² ... 334 ft²

Total Area: 63.4 m² ... 682 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 door to:

Living Room
13' 0" x 13' 11" (3.97m x 4.23m)
With double glazed window to front aspect, radiator, stairs rising to first floor landing, open to:

Kitchen
13' 0" x 10' 11" (3.97m x 3.32m)
With a single and double set of double glazed doors opening onto the rear garden. Fitted with a range of wall and base storage units with worksurfaces over incorporating a sink and drainer unit, appliance space, wall mounted boiler, tiled splash back areas, tiled flooring, radiator.

First Floor Landing
With built in storage cupboard, loft access, doors to:

Bedroom One
13' 3" x 12' 4" (4.03m x 3.75m)
With double glazed window to front aspect, radiator.

Bedroom Two
6' 4" x 12' 5" (1.92m x 3.79m)
With double glazed window to rear aspect, radiator.

Bathroom
With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, low flush wc, tiled splash back areas, tiled flooring, radiator.













FRONT GARDEN

Front garden laid to lawn with mature planting.

REAR GARDEN

Southerly aspect rear garden measuring approximately 80' in length, neatly laid to lawn together with a further garden to the side with scope for extension STPP, space for storage shed and side gated access.

ALLOCATED PARKING

1 Parking Space

Allocated parking space.











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