

Elliot Heath
ESTATE AGENTS

# 62 Wheatsheaf Drive, Ware

Guide Price **£390,000**

# 62 Wheatsheaf Drive

## Ware

Beautifully refurbished 2-bed on the sought-after Old Vicarage development, integrated kitchen, living room onto private garden, office/store, EV parking & easy access to Ware town centre and station.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

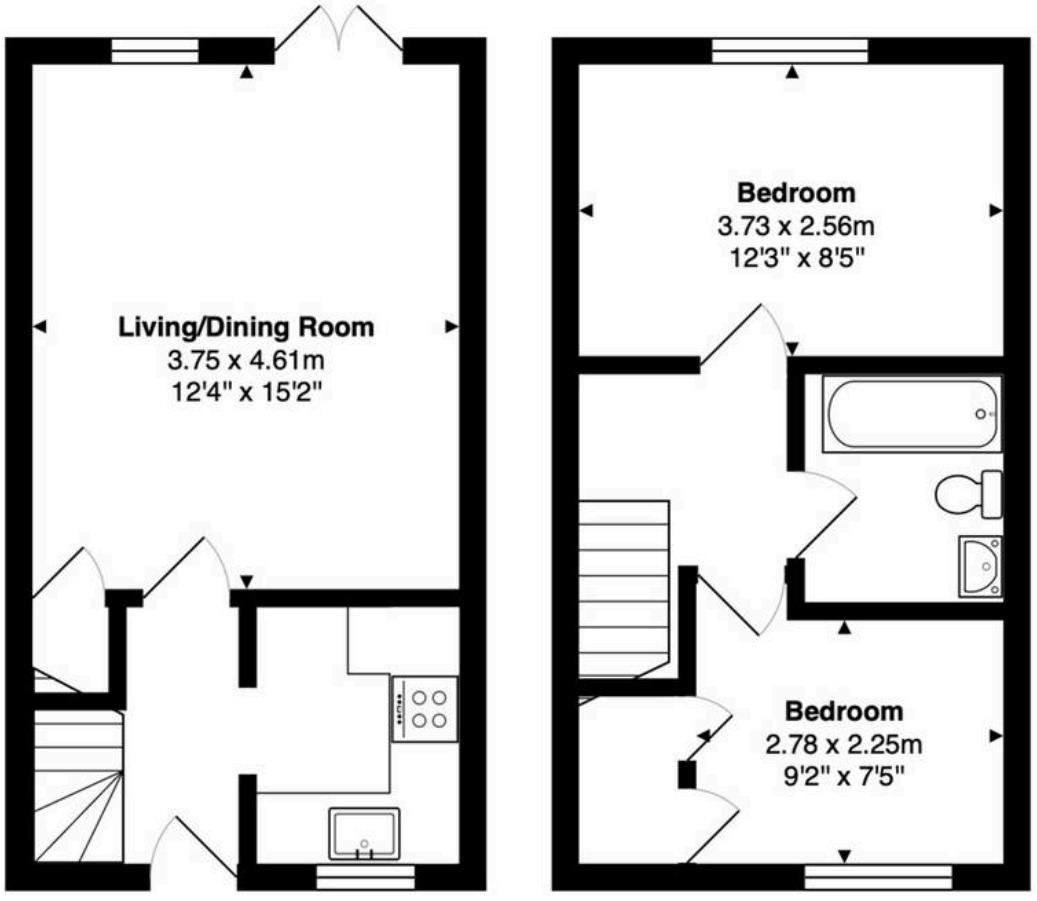
- Refurbished Two-Bed Home on Popular Old Vicarage Development.
- Living/Dining Room With Access To Garden And Integrated Kitchen
- Allocated Parking, EV Charging, Useful Home Office/Store







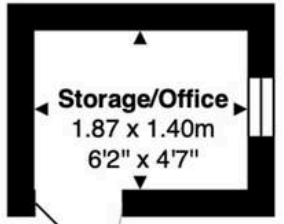





**Ground Floor**
Area: 26.4 m² ... 284 ft²




**First Floor**
Area: 26.3 m² ... 284 ft²




**Outbuilding**
Area: 2.6 m² ... 28 ft²

Total Area: 55.3 m² ... 596 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

**Accommodation**
Private front entrance door to:

**Entrance Hall**
With stairs rising to first floor landing, wood effect flooring with underfloor heating, access to:

**Kitchen**
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, tiled splash back areas, wood effect flooring with underfloor heating.

**Living/Dining Room**
12' 4" x 8' 5" (3.75m x 2.56m)
With double glazed window and double doors onto the rear garden, wood effect flooring with underfloor heating, under stairs storage cupboard, feature media wall.

**First Floor Landing**
With loft access and doors to:

**Bedroom One**
12' 3" x 8' 5" (3.73m x 2.56m)
With double glazed window to rear aspect, radiator.

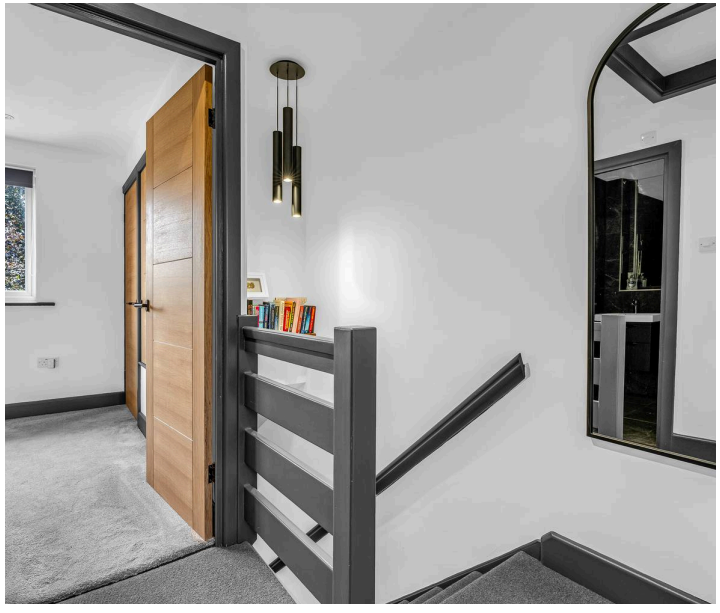
**Bedroom Two**
9' 1" x 7' 5" (2.78m x 2.25m)
With double glazed window to front aspect, radiator, built in wardrobe cupboards.

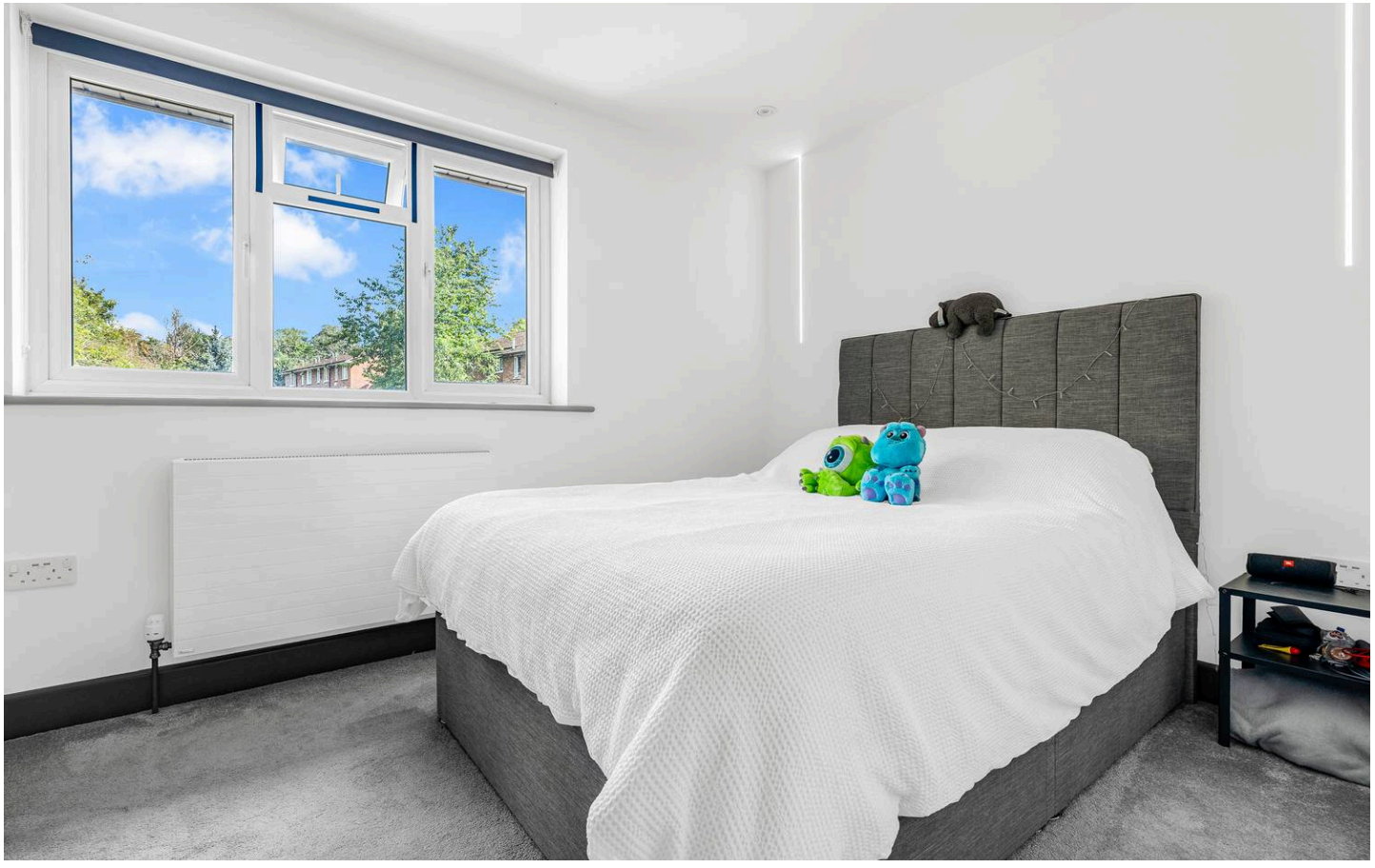
**Bathroom**
Fitted with a suite comprising tile enclosed bath, concealed cistern wc, vanity unit with inset wash hand basin, fully tiled, heated towel rail.

**Storage/Office**
6' 2" x 4' 7" (1.87m x 1.40m)
With door to front aspect and window to side aspect.













**FRONT GARDEN**

Front garden laid to lawn.

**REAR GARDEN**

Rear garden with patio seating area with the remainder laid to lawn, access to the detached storage/office and gated rear access to the parking area.

**ALLOCATED PARKING**

1 Parking Space

Allocated parking space with EV charging point.

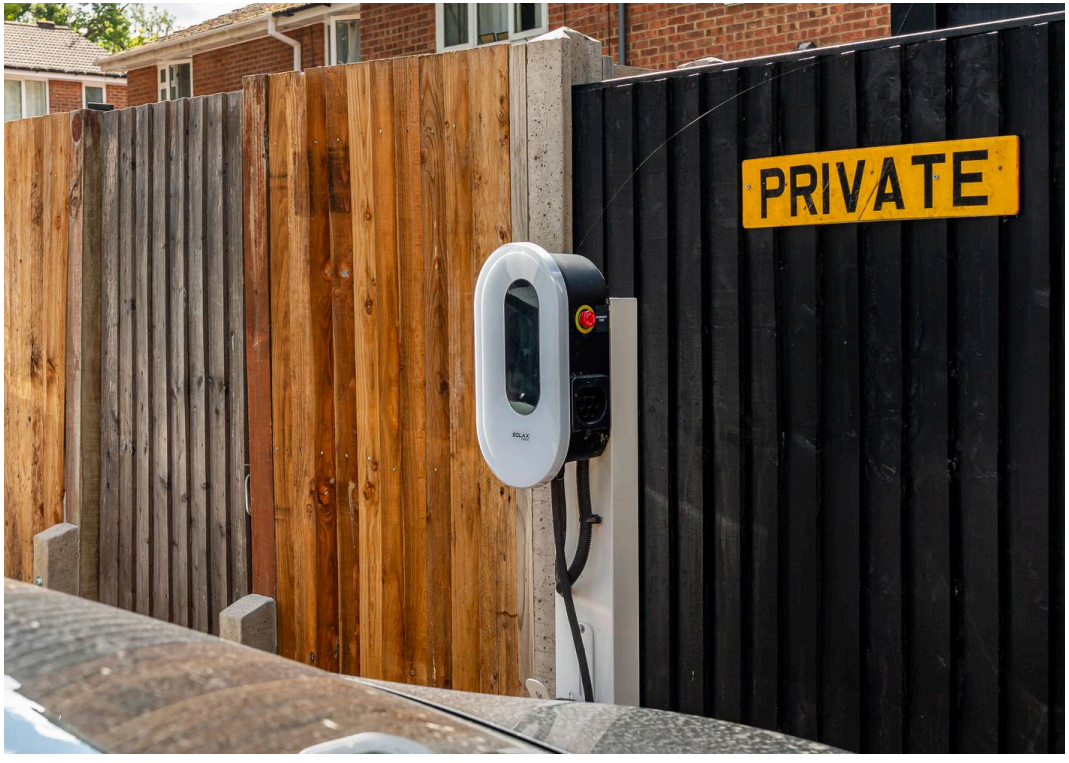
**EV CHARGING**

1 Parking Space






PRIVATE
PARKING


PRIVATE



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