Elliot Heath
ESTATE AGENTS

1 Nursery Gardens, Ware

Guide Price **£545,000**

1 Nursery Gardens

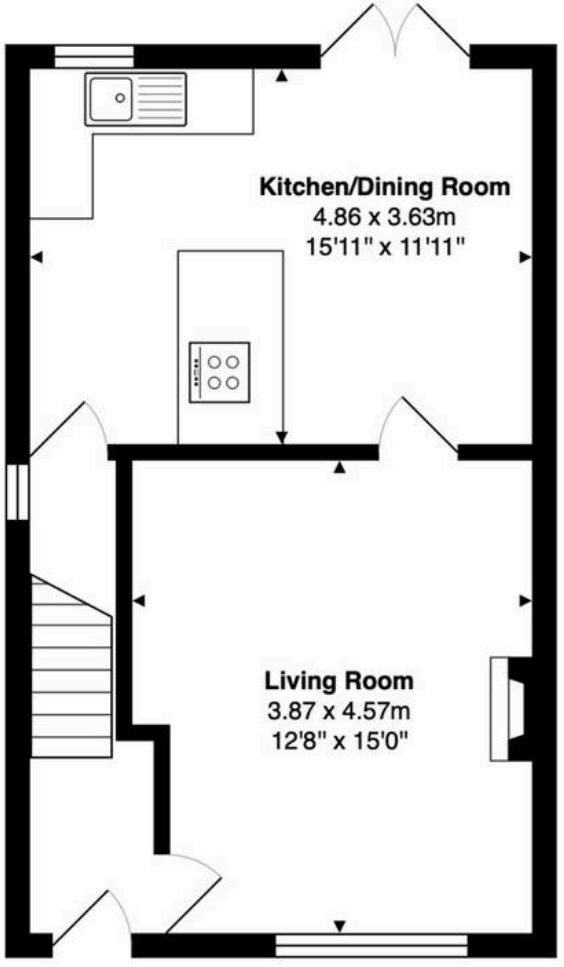
Ware, Ware

Rarely available 3-bed home in a quiet cul-de-sac near Ware town centre and station. Features spacious living room, open-plan kitchen/diner, west-facing garden, modern bathroom and driveway parking.
Council Tax band: D

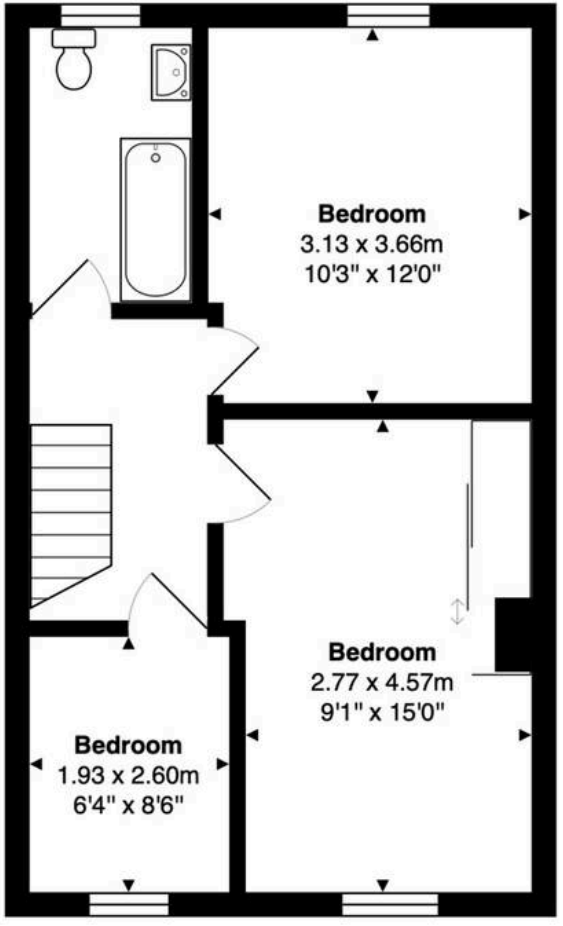
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Ground Floor
Area: 40.6 m² ... 437 ft²



First Floor
Area: 40.6 m² ... 437 ft²

Total Area: 81.2 m² ... 874 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 Hall
With stairs rising to first floor landing, wood effect flooring, door to:

Living Room
12' 8" x 15' 0" (3.87m x 4.57m)
With double glazed window to front aspect, radiator, wood effect flooring, feature fireplace, door to:

Kitchen/Dining Room
15' 11" x 11' 11" (4.86m x 3.63m)
With double glazed window and double doors to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, wood effect flooring, underfloor heating, large built in storage cupboard with window to side aspect.

First Floor Landing
Loft access with pull down ladder and light, doors to:

Bedroom One
9' 1" x 15' 0" (2.77m x 4.57m)
With double glazed window to front aspect, radiator, built in wardrobe cupboard with mirrored sliding doors.

Bedroom Two
10' 3" x 12' 0" (3.13m x 3.66m)
With double glazed window to rear aspect, radiator.

Bedroom Three
6' 4" x 8' 6" (1.93m x 2.60m)
With double glazed window to front 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, dual flush wc, tiled splash back areas, tiled flooring, underfloor heating.

REAR GARDEN

Westerly aspect low maintenance rear garden with patio seating area, the remainder laid to artificial lawn with mature hedge borders and gated access to the front of the property.

DRIVEWAY

1 Parking Space

Gravel driveway providing off street parking.

Elliot Heath Estate Agents

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