



**Elliot Heath**  
ESTATE AGENTS

**6 Lloyd Place, Ware**  
Guide Price **£509,500**

# 6 Lloyd Place

Ware, Ware

Beautiful 2-bed semi-detached home in Town Centre development. Modern kitchen, en-suite, NHBC guarantee, solar panels, parking for 2. Close to station and amenities. Call Elliot Heath on 01920 293333.

Council Tax band: D

Tenure: Freehold

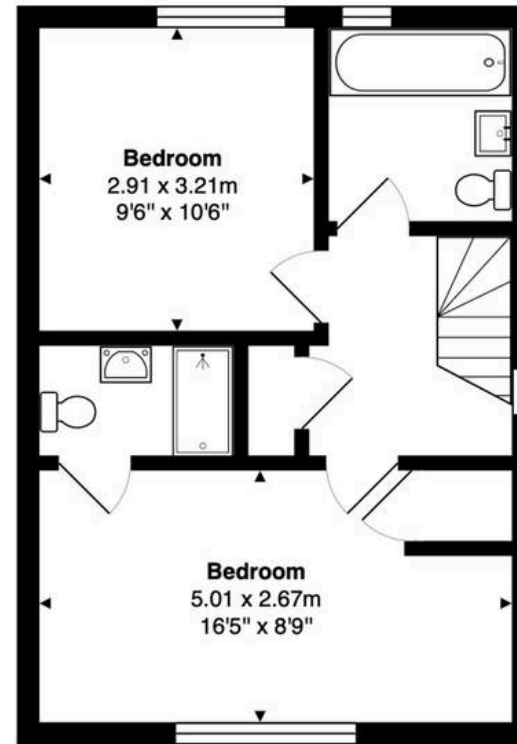
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





**Ground Floor**  
Area: 40.8 m<sup>2</sup> ... 439 ft<sup>2</sup>



**First Floor**  
Area: 36.9 m<sup>2</sup> ... 397 ft<sup>2</sup>

**Total Area: 77.7 m<sup>2</sup> ... 836 ft<sup>2</sup>**

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](http://www.matthewkyle.co.uk)

### **Entrance Lobby**

With wood flooring, radiator and doors to:

### **Downstairs WC**

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising dual flush wc, vanity unit with inset wash hand basin, radiator, wood flooring.

### **Living Room**

16' 5" x 13' 9" (5.01m x 4.19m)

With double glazed window to front aspect, radiator, stairs rising to first floor landing, open to:

### **Kitchen/Dining Room**

16' 5" x 9' 11" (5.01m x 3.01m)

With double glazed bi fold doors opening onto the rear garden. Fitted with a range of wall and base storage units with Quartz work surfaces over incorporating a sink and drainer unit, fully integrated with Bosch appliances to include microwave, oven, dishwasher and washing machine, breakfast bar, wood flooring, radiator, under stairs storage cupboard.

### **First Floor Landing**

With double glazed window to side aspect with obscure glass, loft access, doors to:

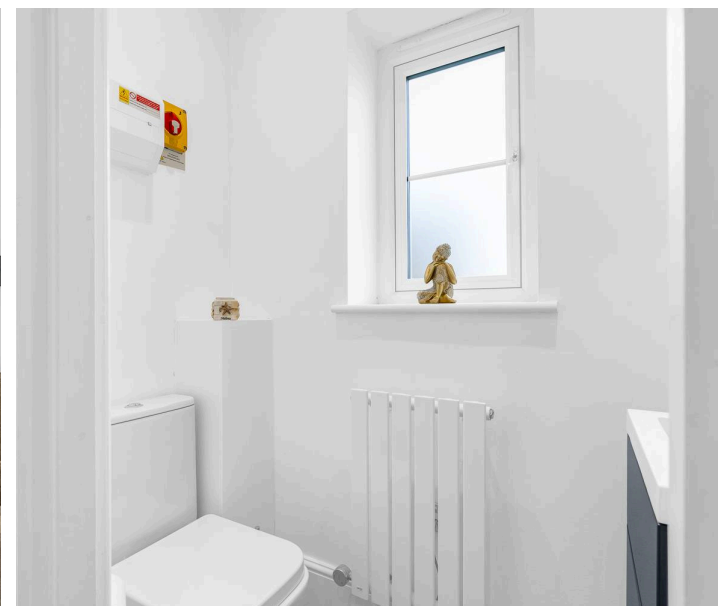
### **Bedroom One**

16' 5" x 8' 9" (5.01m x 2.67m)

With double glazed window to front aspect, radiator, built in storage cupboard, door to:

### **En Suite Shower Room**

Fitted with a suite comprising walk in shower cubicle, dual flush wc, vanity unit with inset wash hand basin, fully tiled, heated towel rail.



**Bedroom Two**

9' 7" x 10' 6" (2.91m x 3.21m)

With double glazed window to rear aspect, radiator.

**Bathroom**

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising tile enclosed bath, concealed cistern wc, vanity unit with inset wash hand basin, fully tiled, heated towel rail.





## REAR GARDEN

Southerly aspect private rear garden with decked seating area and the remainder laid to lawn. Large outdoor side passage good for storage running the length of the house. Direct access to second private car parking space through the garden.

## OFF STREET

2 Parking Spaces

The property benefits from two private car parking spaces, one in the front and one directly at the back behind the house.







## Elliot Heath Estate Agents

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