



**Elliot Heath**  
ESTATE AGENTS

**112 Crib Street, WARE**  
Guide Price **£250,000**

# 112 Crib Street

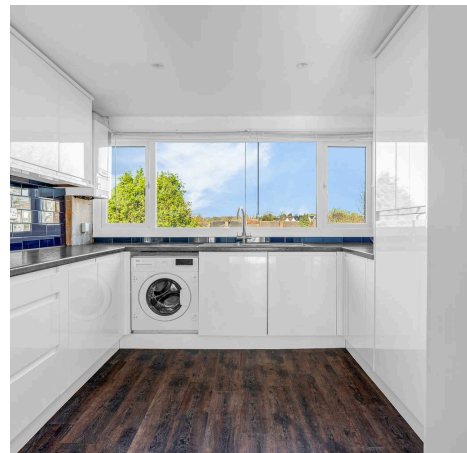
WARE, Ware

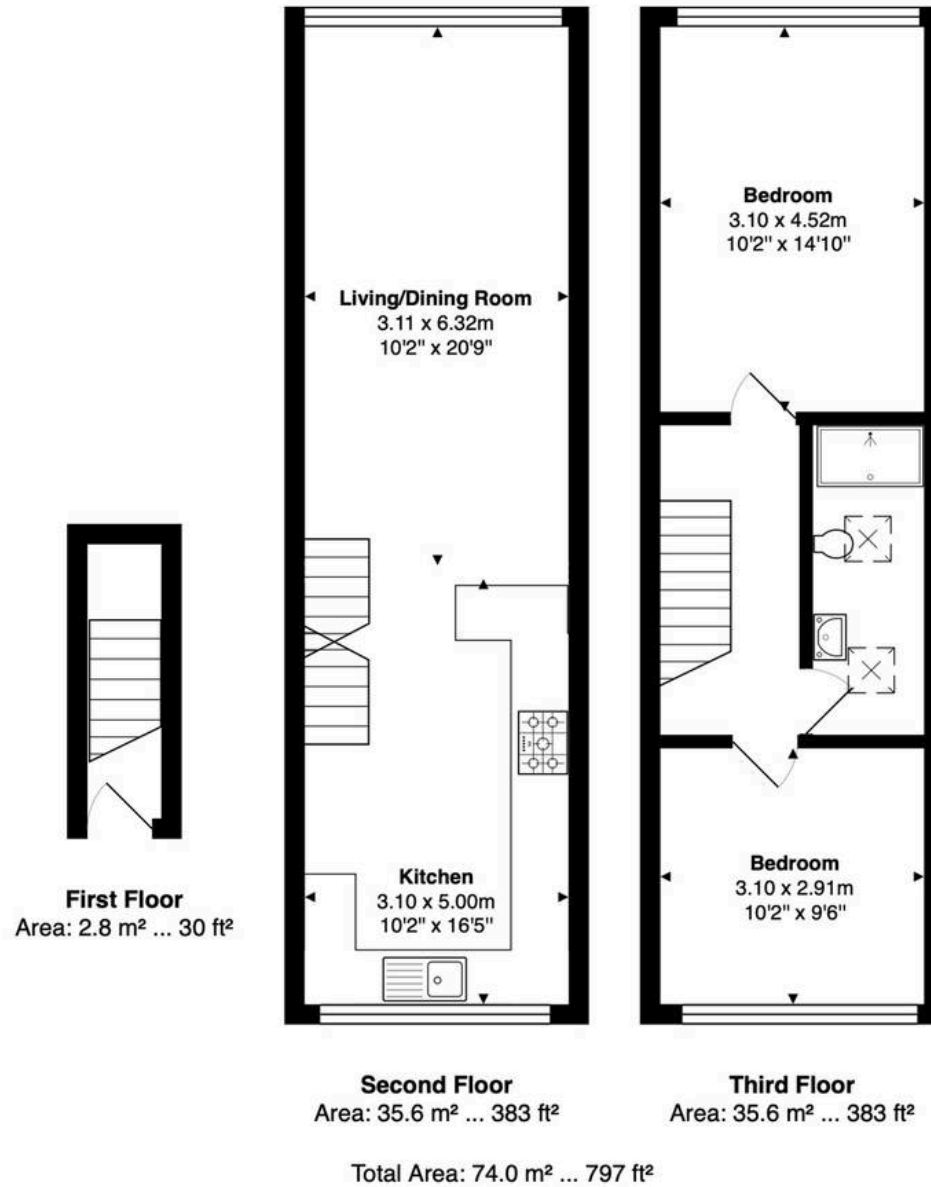
Elliot Heath present a stylish split-level 2-bed maisonette near Ware town centre & station, featuring open-plan living, integrated kitchen, luxury shower room, views, parking, long lease & no chain. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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)

### **Accommodation**

Private front entrance door to:

### **Entrance Lobby**

With stairs rising to:

### **Living/Dining Room**

10' 2" x 20' 9" (3.11m x 6.32m)

With double glazed window to rear aspect, radiator, wood effect flooring, open to:

### **Kitchen**

10' 2" x 16' 5" (3.10m x 5.00m)

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, space for range style cooker with extractor over, integrated appliances, tiled splash back areas, wood effect flooring, radiator, wall mounted boiler, carpeted stairs rising to:

### **First Floor Landing**

With wood effect flooring and doors to:

### **Bedroom One**

10' 2" x 14' 10" (3.10m x 4.52m)

With double glazed window to rear aspect, radiator, wood effect flooring.

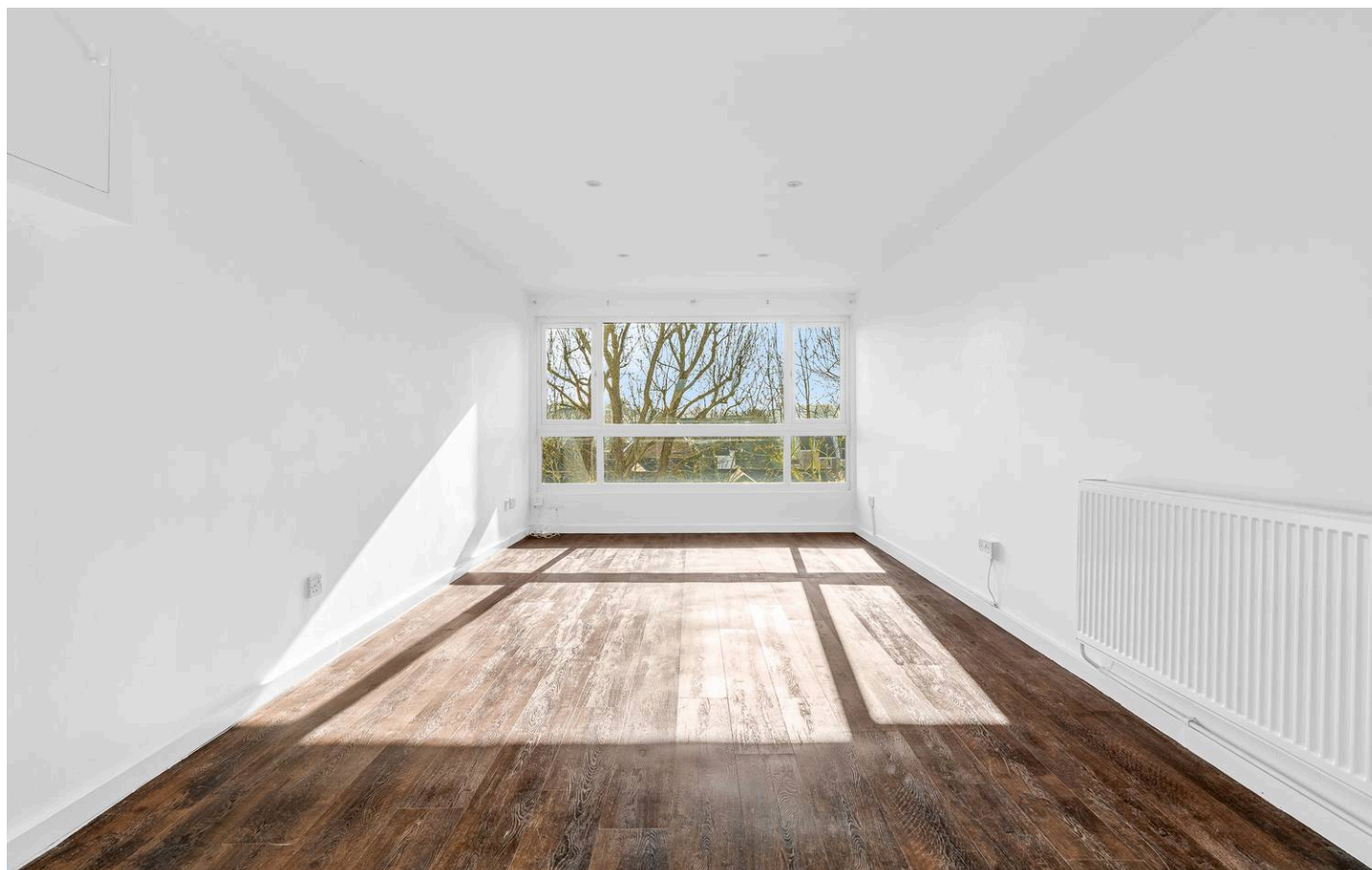
### **Bedroom Two**

10' 2" x 9' 7" (3.10m x 2.91m)

With double glazed window to front aspect, radiator, wood effect flooring.

### **Shower Room**

With two skylight windows. Fitted with a suite comprising large shower cubicle, vanity unit with inset wash hand basin, dual flush wc, fully tiled, chrome heated towel rail.





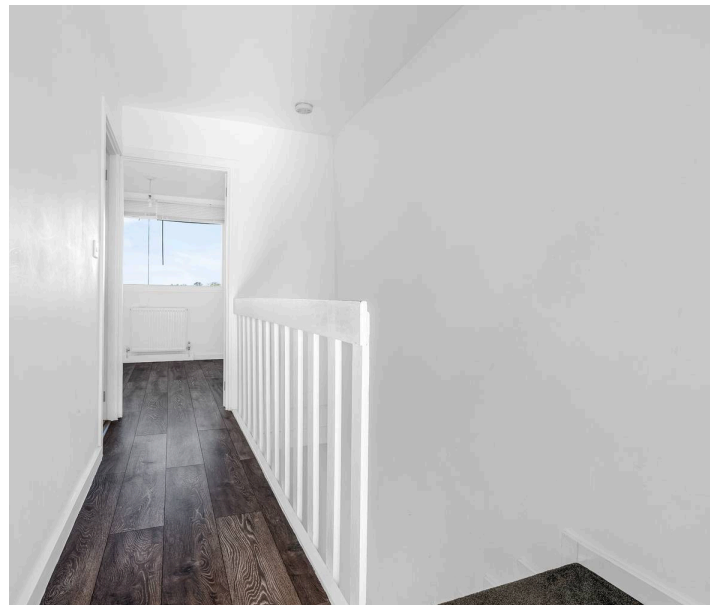
### **COMMUNAL GARDEN**

Attractively landscaped communal gardens.

### **ALLOCATED PARKING**

1 Parking Space

Allocated parking space.





## Elliot Heath Estate Agents

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