

Elliot Heath
ESTATE AGENTS

77 Cozens Road, Ware

Guide Price **£425,000**

77 Cozens Road

Ware

Elliot Heath are pleased to offer this 2-bed semi-detached home close to Ware town centre. Offered chain free, with spacious accommodation, west-facing garden, station, A10 & excellent schools nearby.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

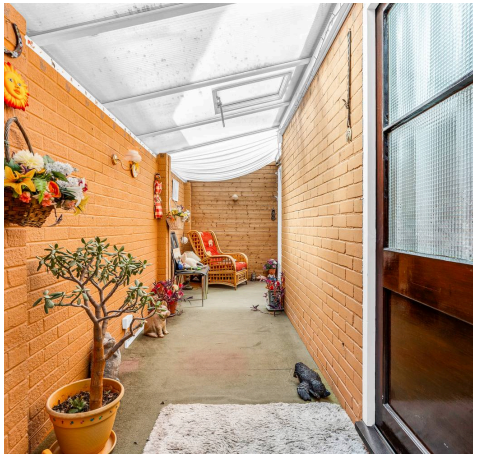
EPC Environmental Impact Rating: E

- No Chain, Two Bed With Spacious And Well-Balanced Accommodation
- Mature Generously Sized Front And Rear Gardens
- Within The Catchment Area For A Number Of Highly Regarded Schools



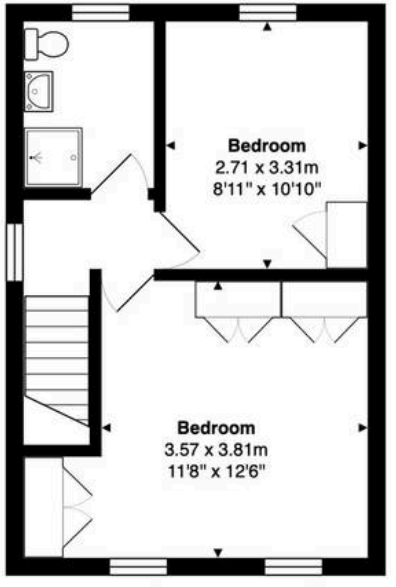








Ground Floor
Area: 59.1 m² ... 636 ft²



First Floor
Area: 33.1 m² ... 356 ft²

Total Area: 92.2 m² ... 992 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:
Entrance Hall
With stairs rising to first floor landing, radiator, door to:

Living Room
11' 10" x 13' 2" (3.61m x 4.02m)
With double glazed window to front aspect, feature fireplace, door to:

Kitchen/Dining Room
14' 3" x 9' 10" (4.34m x 3.00m)
With double glazed windows to rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, space and plumbing for washing machine, tiled splash back areas, tiled flooring, radiator, under stairs storage cupboard, door to:

Conservatory
16' 7" x 24' 5" (5.06m x 7.43m)
Of brick and double glazed construction with door to front aspect and double glazed window and door to the rear garden.

First Floor Landing
With double glazed window to side aspect, loft access and doors to:

Bedroom One
11' 9" x 12' 6" (3.57m x 3.81m)
With two double glazed windows to front aspect, fitted with a range of bedroom furniture.

Bedroom Two
8' 11" x 10' 10" (2.71m x 3.31m)
With double glazed window to rear aspect, built in storage cupboard.

Shower Room
With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising shower cubicle, pedestal wash hand basin, low flush wc, tiled walls.

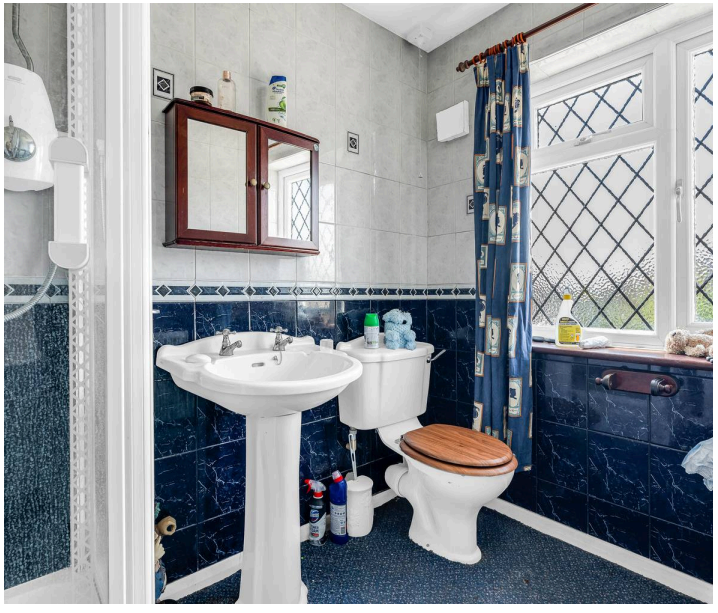












FRONT GARDEN

Attractively planted with hedge and shrub borders with the potential to create off street parking subject to normal consents.

REAR GARDEN

The westerly aspect rear garden is of a very generous size mainly laid to lawn and paving with timber garden shed, greenhouse and useful brick built store.

ON STREET

1 Parking Space



Elliot Heath Estate Agents

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