



Elliot Heath
ESTATE AGENTS

67 Briardale, WARE
Guide Price £220,000

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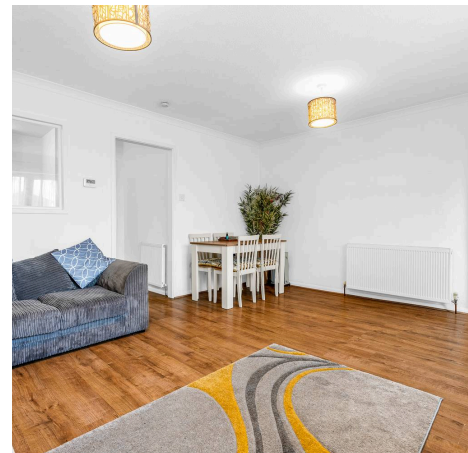
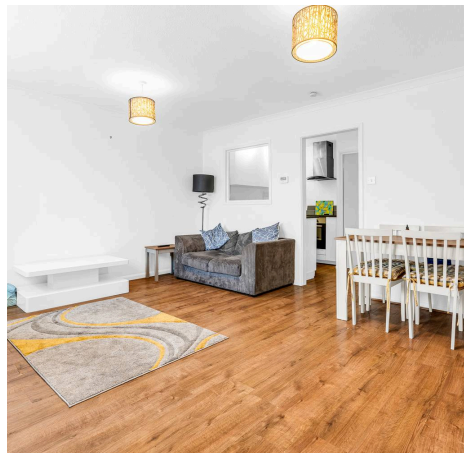
WARE, Ware

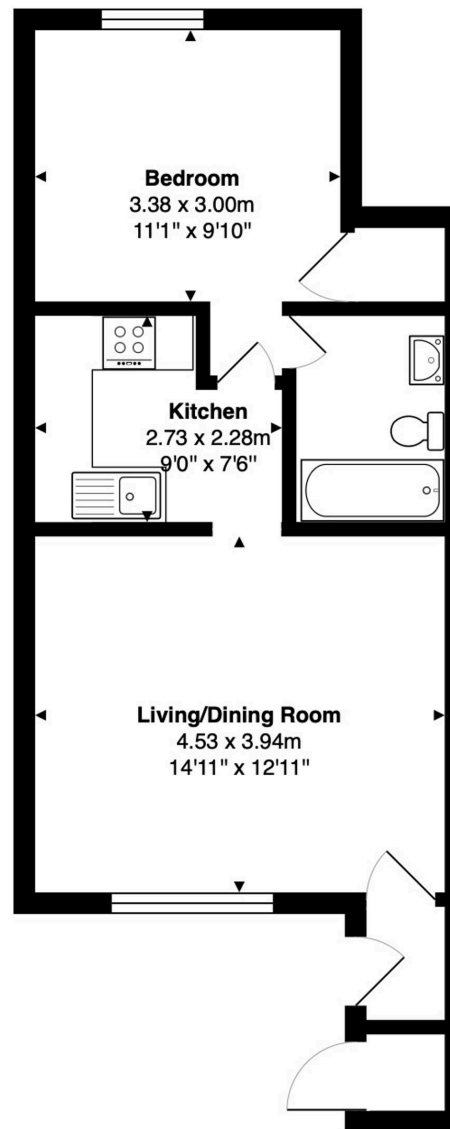
Spacious ground floor 1 bed maisonette with private garden & allocated parking, ideally located on popular development close to Ware town centre. Offering open-plan living, fitted kitchen & bathroom. Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Ground Floor
Area: 42.8 m² ... 461 ft²

Entrance Lobby

Front door leading to entrance lobby with radiator and multi pane door to:

Living/Dining Room

14' 10" x 12' 11" (4.53m x 3.94m)

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

Kitchen

8' 11" x 2' 8" (2.73m x 0.82m)

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, tiled splash back areas, wood effect flooring, door to:

Bedroom

11' 1" x 9' 10" (3.38m x 3.00m)

With double glazed window to rear aspect, radiator, built in storage cupboard, wood effect flooring, door to:

Bathroom

Fitted with a white suite comprising panel enclosed bath with shower over and glass shower screen, dual flush wc, pedestal wash hand basin, tiled splash back areas, tiled flooring, radiator.

Outside Storage Cupboard

Housing the combination boiler.

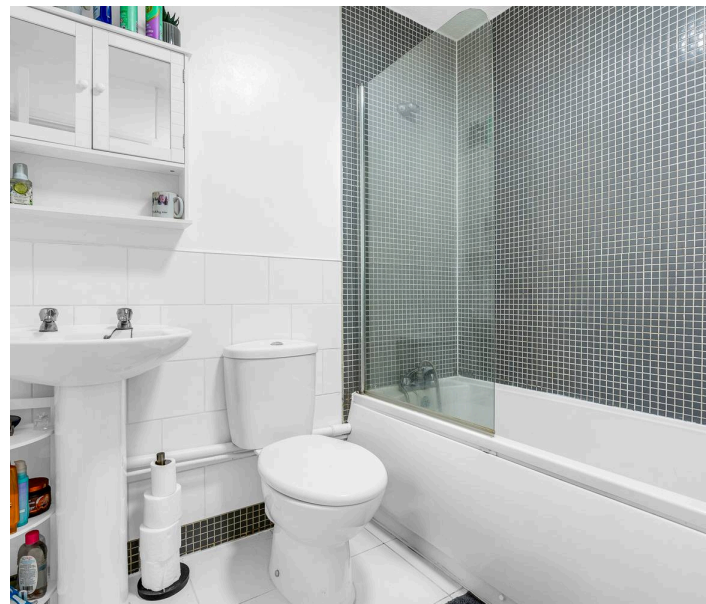
Garden

Gated low maintenance private garden laid with artificial grass and paved seating area.

Allocated parking

1 Parking Space

Allocated parking space and ample casual parking.





Elliot Heath Estate Agents

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