



Elliot Heath
ESTATE AGENTS

7 Millbrook Court Collett Road, Ware

Guide Price **£600,000**

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Ware

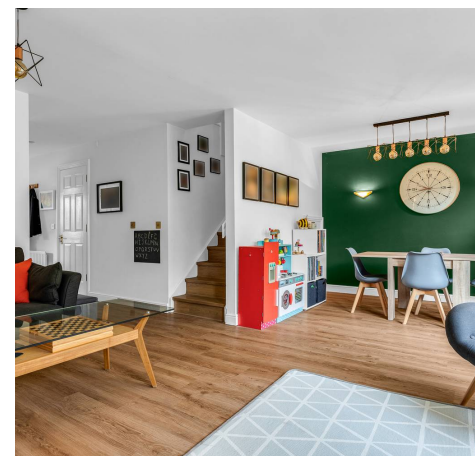
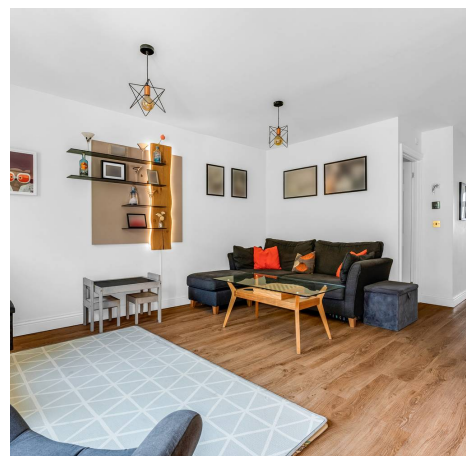
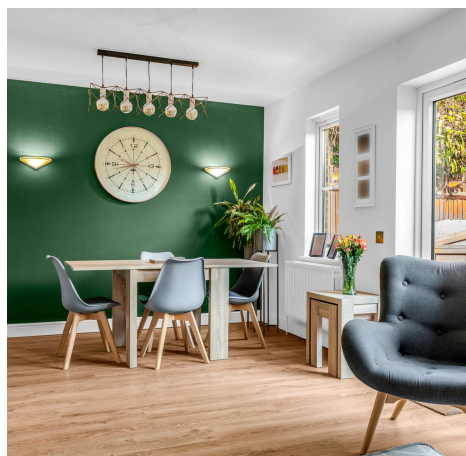
Elliot Heath are delighted to offer this rarely available 3-bed home in the award-winning Millbrook Court, just a short walk from Ware town centre & station, garage, parking & south-westerly garden.

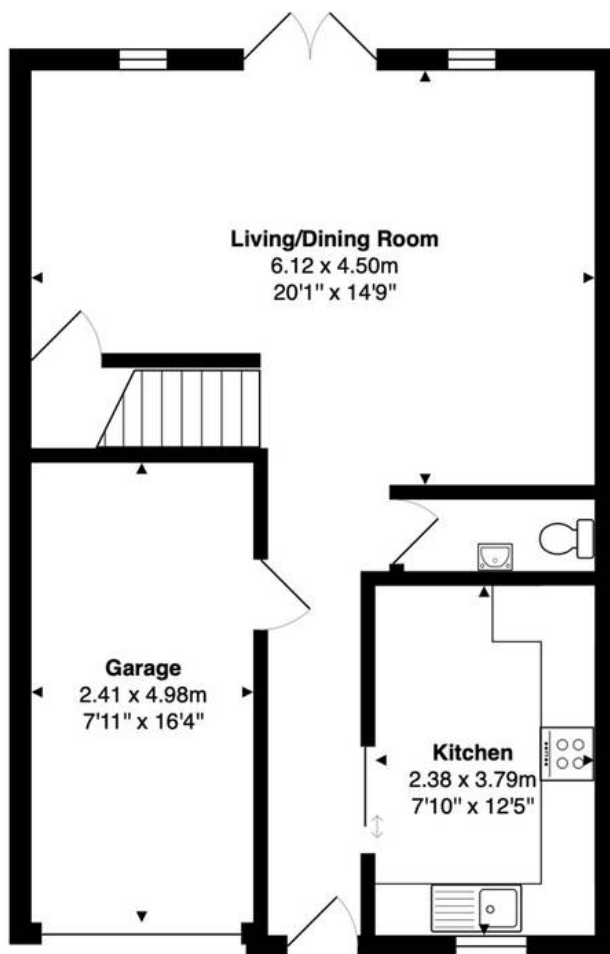
Council Tax band: E

Tenure: Freehold

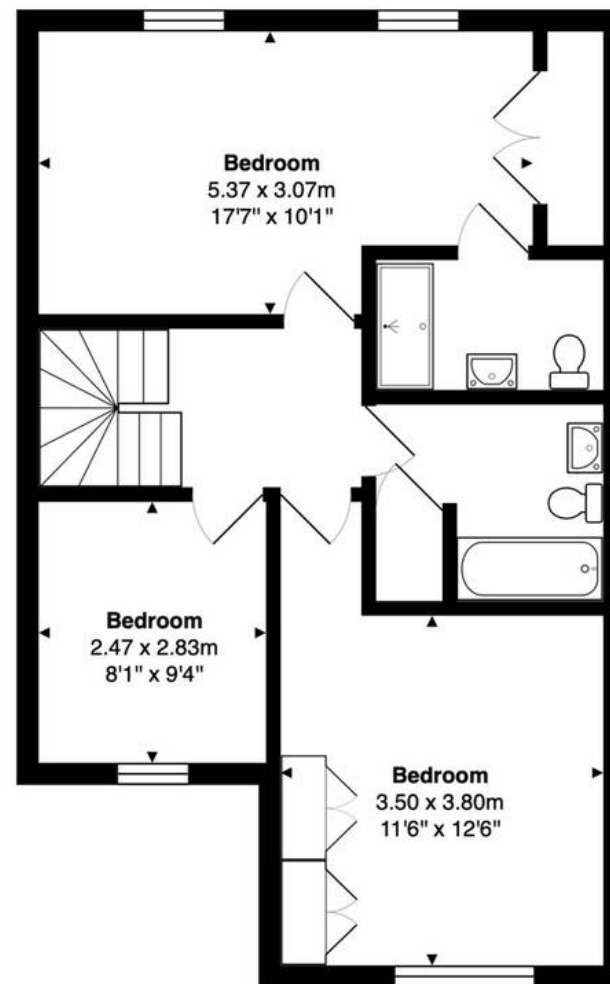
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Ground Floor
Area: 57.1 m² ... 615 ft²



First Floor
Area: 56.4 m² ... 607 ft²

Total Area: 113.5 m² ... 1222 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 wood flooring, radiator, door to integral garage and sliding door to kitchen.

Kitchen

7' 10" x 12' 5" (2.38m x 3.79m)

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, built in oven and microwave, hob with extractor over, appliance space, tiled splash back areas, tiled flooring.

Downstairs WC

Fitted with a suite comprising pedestal wash hand basin, dual flush wc, tiled splash back areas, radiator.

Living/Dining Room

20' 1" x 14' 9" (6.12m x 4.50m)

With two double glazed windows and double doors to the rear garden, stairs rising to first floor landing, under stairs storage cupboard, wood flooring, two radiators.

First Floor Landing

With loft access, wood flooring and doors to:

Bedroom One

17' 7" x 10' 1" (5.37m x 3.07m)

With two double glazed windows to rear aspect, radiator, built in wardrobe cupboards, wood flooring, door to:

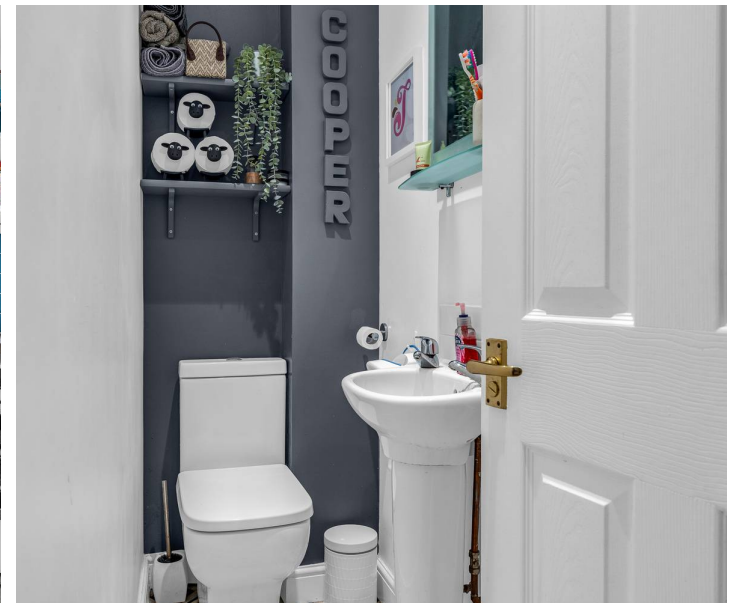
En Suite Shower Room

Fitted with a suite comprising shower cubicle, wall hung wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, heated towel rail.

Bedroom Two

11' 6" x 12' 6" (3.50m x 3.80m)

With double glazed window to front aspect, radiator, wood flooring, built in wardrobe cupboards.



Bedroom Three

8' 1" x 9' 3" (2.47m x 2.83m)

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

Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, heated towel rail.





REAR GARDEN

The attractively landscaped low maintenance rear garden features a paved seating area with steps up to a further seating area with the remainder laid to artificial grass, mature shrub borders and a suntrap area at the top currently used as a small allotment. Gated rear access leads to Hartfield Court.

ALLOCATED PARKING

1 Parking Space

One allocated parking space located opposite the property together with visitors parking.

GARAGE

Single Garage

Integral garage measuring approximately 2.41 x 4.98 (7'11 x 16'4) with up and over door to front aspect and personnel door to the entrance hall.









Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street – SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

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