



Elliot Heath
ESTATE AGENTS

128 The Hyde, Ware
Guide Price **£325,000**

128 The Hyde

Ware, Ware

Rarely available chain free 2-bed ground floor maisonette, garden & carport, open-plan living, recently fitted gas heating, close to town centre & station with links to London. No service charges. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





Ground Floor
Area: 53.5 m² ... 576 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 tile effect flooring and door to:

Kitchen/Dining/Living Room

19' 1" x 24' 1" (5.81m x 7.34m)

Dining/Living Room

With double glazed window to front aspect, vertical radiator, tile effect flooring, built in storage cupboard, open to:

Kitchen

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, space for fridge/freezer, island unit/breakfast bar, tiled splash back areas, tile effect flooring, built in storage cupboard and doors to:

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, tile effect flooring, chrome heated towel rail.

Bedroom One

11' 4" x 10' 8" (3.45m x 3.24m)

With double glazed window to rear aspect, vertical radiator, built in wardrobe cupboards with mirrored sliding doors.

Bedroom Two

7' 3" x 9' 7" (2.20m x 2.91m)

With double glazed window and door giving access to the rear garden, wood effect flooring, vertical radiator.





REAR GARDEN

Generous rear garden with patio seating area with the remainder laid to lawn and mature planting, gated rear access.

CAR PORT

1 Parking Space

Covered carport.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		60
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Elliot Heath Estate Agents

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

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk