



**Elliot Heath**  
ESTATE AGENTS

**162 Crib Street, WARE**  
Offers Over **£249,500**



# 162 Crib Street

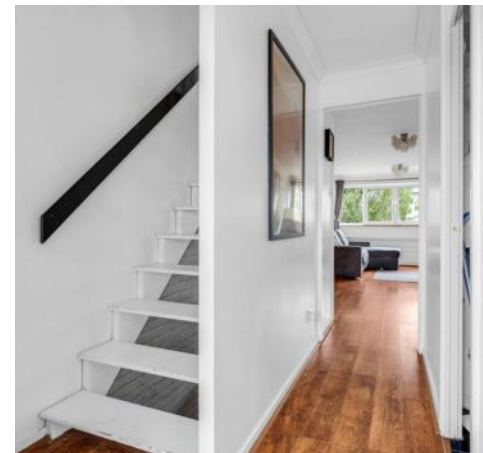
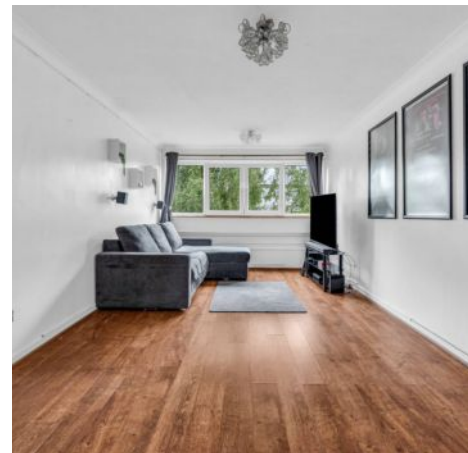
WARE, Ware

Well-presented 2-bed duplex in Ware. Minutes from town centre & mainline station to Liverpool Street. Spacious living, fitted kitchen, modern bathroom, master en suite, parking & 2 permits. Council Tax band: C

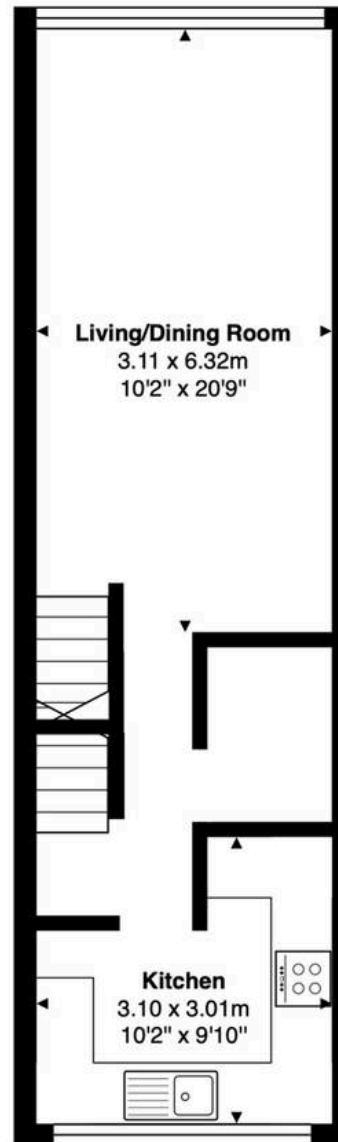
Tenure: Leasehold

EPC Energy Efficiency Rating: D

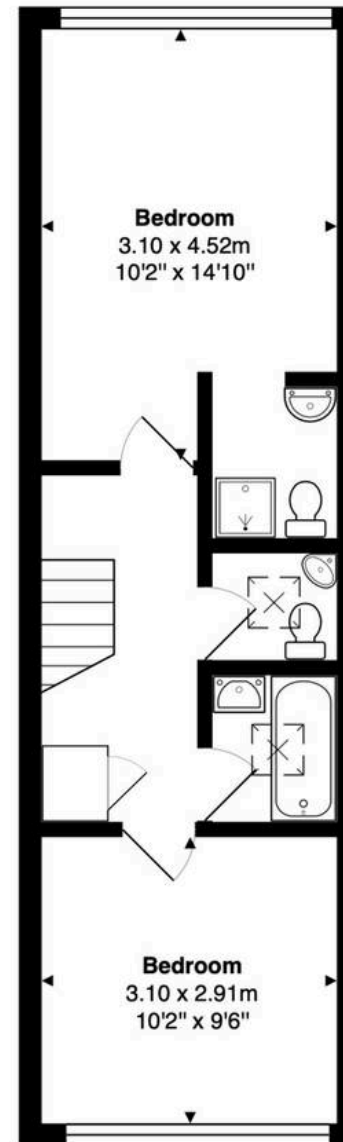
EPC Environmental Impact Rating: E



**First Floor**  
Area: 2.8 m<sup>2</sup> ... 30 ft<sup>2</sup>



**Second Floor**  
Area: 35.6 m<sup>2</sup> ... 383 ft<sup>2</sup>



**Third Floor**  
Area: 35.6 m<sup>2</sup> ... 383 ft<sup>2</sup>

**Total Area: 74.0 m<sup>2</sup> ... 797 ft<sup>2</sup>**

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**

Front entrance door to:

### **Entrance Lobby**

With stairs rising to first floor:

### **First Floor Landing**

With stairs rising to second floor landing, under floor heating, storage area, open to:

### **Utility Room**

Useful utility area with space for appliances, wall mounted boiler.

### **Living/Dining Room**

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

With window to rear aspect, wood effect flooring, under floor heating.

### **Kitchen**

10' 2" x 9' 11" (3.10m x 3.01m)

With window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating sink and drainer unit, built in oven with hob and extractor over, space for appliances, tiled flooring, underfloor heating.

### **Second Floor Landing**

With storage cupboard, underfloor heating and separate access to:

### **Bedroom One**

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

With window to rear aspect, underfloor heating and access to:





**En Suite Shower Room**

Fitted with a suite comprising shower cubicle, pedestal wash hand basin, low flush wc, tiled flooring, underfloor heating, tiled walls, chrome heated towel rail.

**Bedroom Two**

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

With window to front aspect, underfloor heating.

**Separate WC**

Low flush wc and wash hand basin, underfloor heating.

**Bathroom**

Fitted with a suite comprising panel enclosed bath, wash hand basin, tiled flooring, underfloor heating.







### **COMMUNAL GARDEN**

Well kept communal gardens.

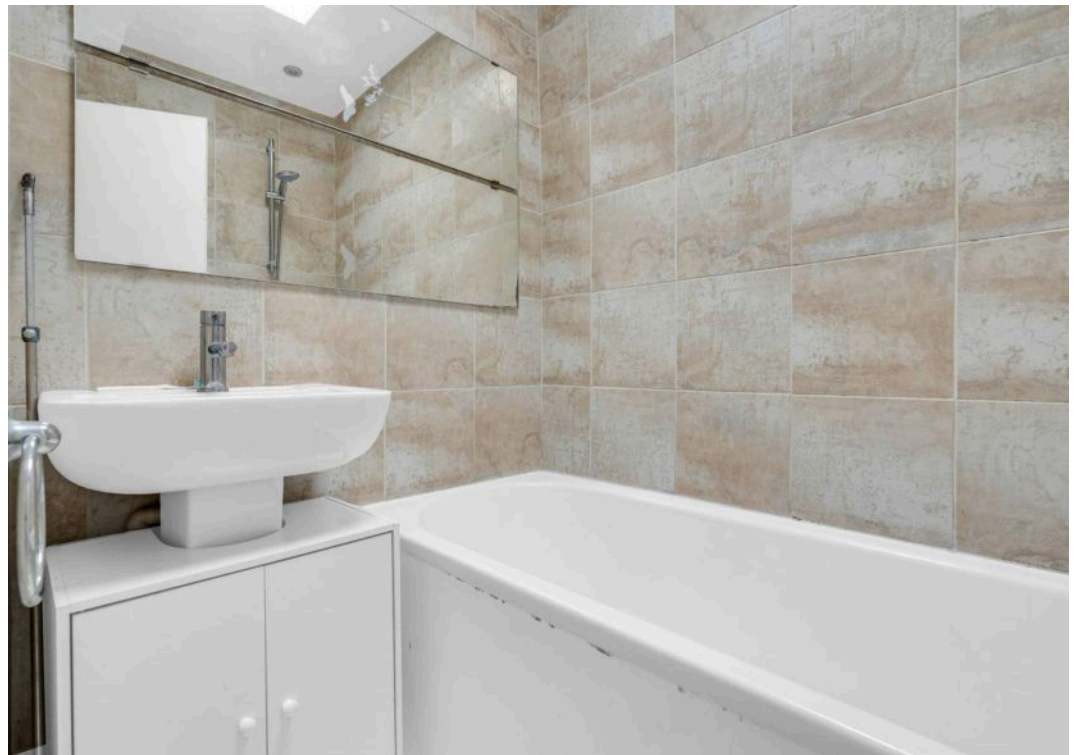
### **ALLOCATED PARKING**

3 Parking Spaces

Allocated parking with a further two residence permits.











# Elliot Heath Estate Agents

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