



Elliot Heath
ESTATE AGENTS

5 Beazley Close, Ware – SG12 7LS

Guide Price **£270,000**

5 Beazley Close

Ware

Elliot Heath are delighted to offer for sale this two-bedroom bungalow, offered with no onward chain and presenting an excellent opportunity for modernisation. Occupying a peaceful cul-de-sac position on the outskirts of Ware town centre, the accommodation comprises a fitted kitchen, shower room, two bedrooms, and a living room opening onto the private rear garden. Ware offers an excellent range of shops, bars, cafés, and restaurants, together with a mainline railway station providing regular services to London Liverpool Street, making it an ideal location for commuters. To arrange a viewing, please contact Elliot Heath on 01920 293333.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C





Entrance Hall

With two built in storage cupboards, loft access, doors to:

Kitchen

10' 6" x 8' 10" (3.19m x 2.69m)

With window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, radiator, large built in storage cupboard.

Living Room

10' 6" x 13' 5" (3.19m x 4.10m)

With window and door onto the rear garden, radiator.

Bedroom One

10' 6" x 9' 7" (3.21m x 2.93m)

With window to rear aspect, radiator.

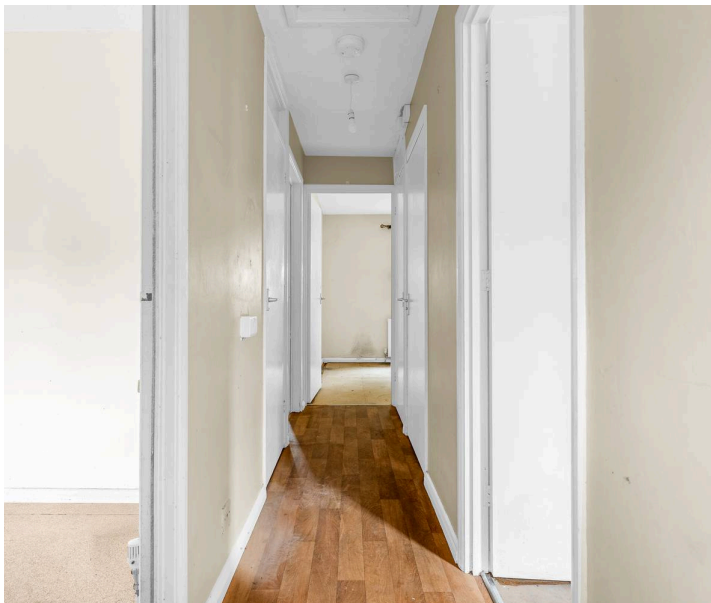
Bedroom Two

7' 4" x 7' 0" (2.24m x 2.13m)

With window to front aspect, radiator.

Shower Room

With window to side aspect with obscure glass. Fitted with a suite comprising large walk in shower, dual flush wc, wall hung wash hand basin, tiled splash back areas, radiator.



**FRONT GARDEN**

Mainly laid to lawn with shrub border.

REAR GARDEN

Laid to lawn with mature planting.

OFF STREET

1 Parking Space

Parking available on a first come first served basis.



Elliot Heath Estate Agents

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