Elliot Heath
ESTATE AGENTS

102 Crib Street, Ware

Guide Price **£240,000**

102 Crib Street

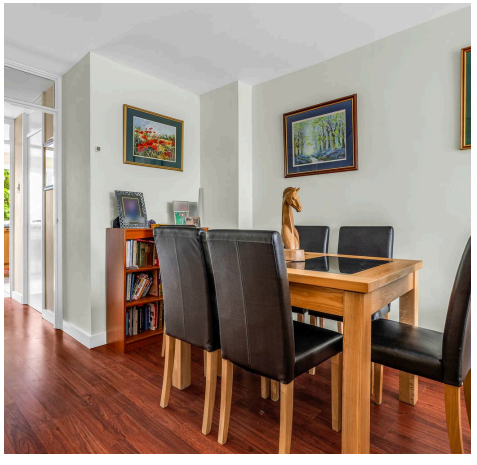
Ware

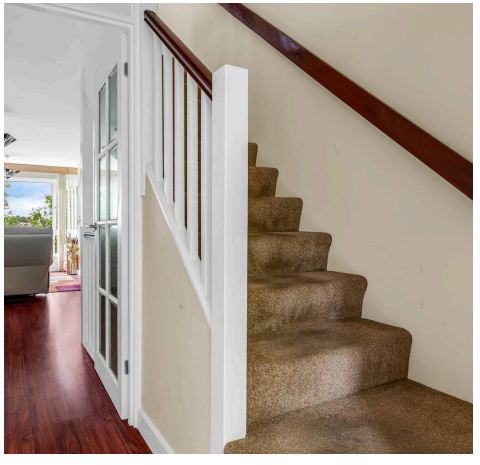
Spacious 2-bedsplit-level maisonette featuring a large living/dining room, kitchen, ample storage, shower room, separate WC, communal gardens & allocated parking, close to Ware town centre & station.
Council Tax band: C

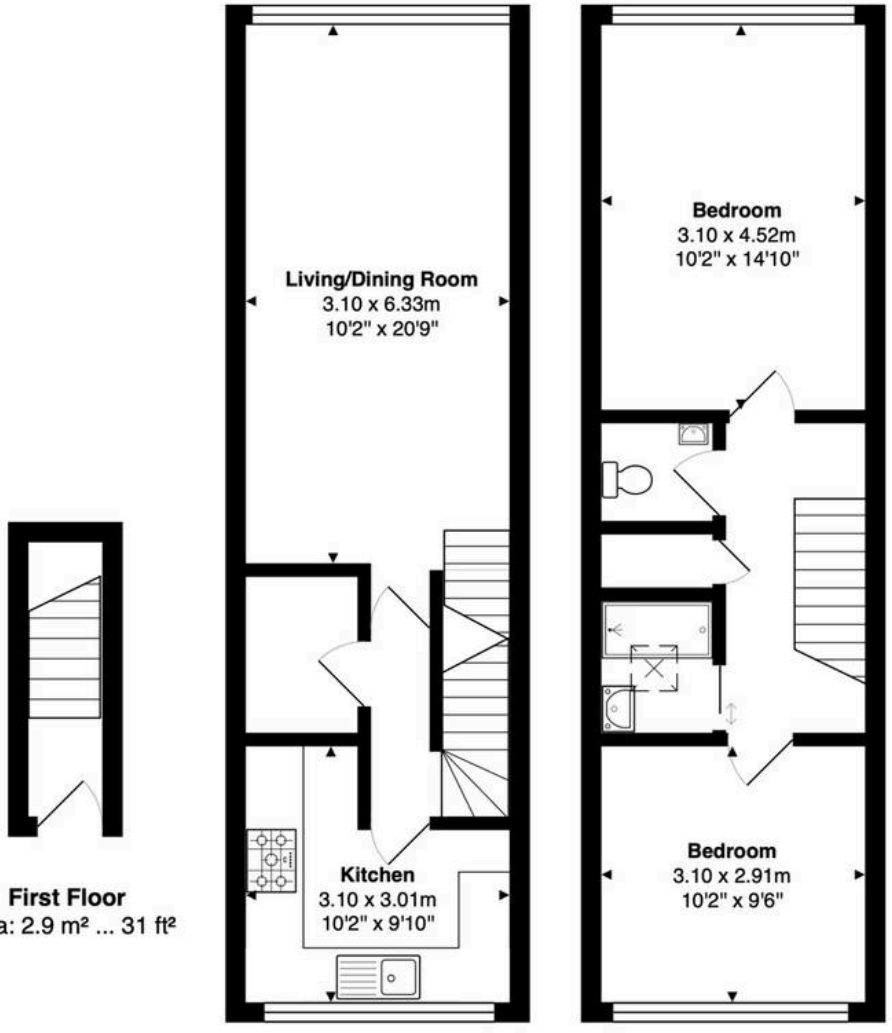
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B







First Floor
Area: 2.9 m² ... 31 ft²

Second Floor
Area: 35.6 m² ... 383 ft²

Third Floor
Area: 35.6 m² ... 383 ft²

Total Area: 74.0 m² ... 797 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

Accommodation
Private front entrance door to:
Entrance Lobby
With stairs rising to:

Entrance Hall
With stairs rising to the lounge/dining room onto the hallway with one built in storage cupboard with a fitted water softener, with wood effect flooring, doors to:

Kitchen
10' 2" x 9' 11" (3.10m x 3.01m)
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 and a range cooker, appliance space, tiled splash back areas, tiled flooring.

Living/Dining Room
10' 2" x 20' 9" (3.10m x 6.33m)
With double glazed window to rear aspect, electric wall heater and feature fireplace, wood effect flooring.

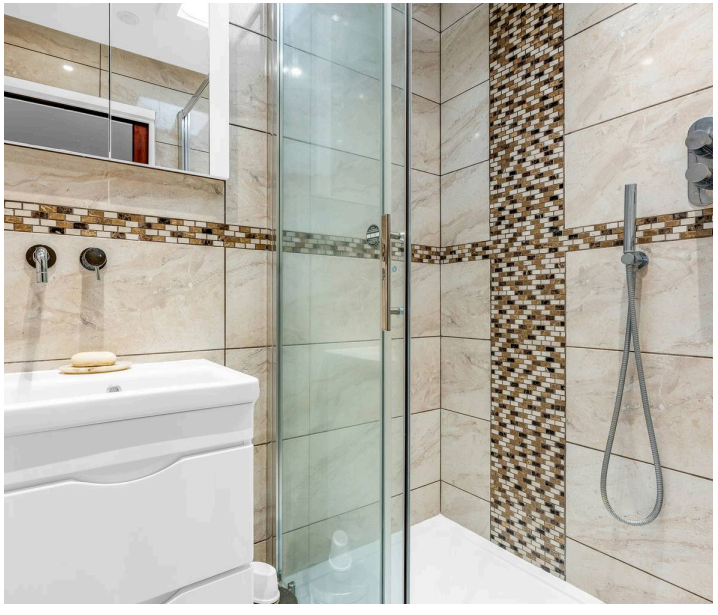
Landing
With wood effect flooring, built in storage cupboard incorparating a pressurised hot water storage tank and doors to:

Bedroom One
10' 2" x 14' 10" (3.10m x 4.52m)
With double glazed window to rear aspect, wood effect flooring.

Bedroom Two
10' 2" x 9' 7" (3.10m x 2.91m)
With double glazed window to front aspect, wood effect flooring.

Shower Room
With double glazed skylight window, fitted with a suite comprising large walk in shower, vanity unit with inset wash hand basin, fully tiled, heated towel rail.

Separate WC
With double glazed skylight window. Fitted with a suite comprising dual flush wc, fully tiled.



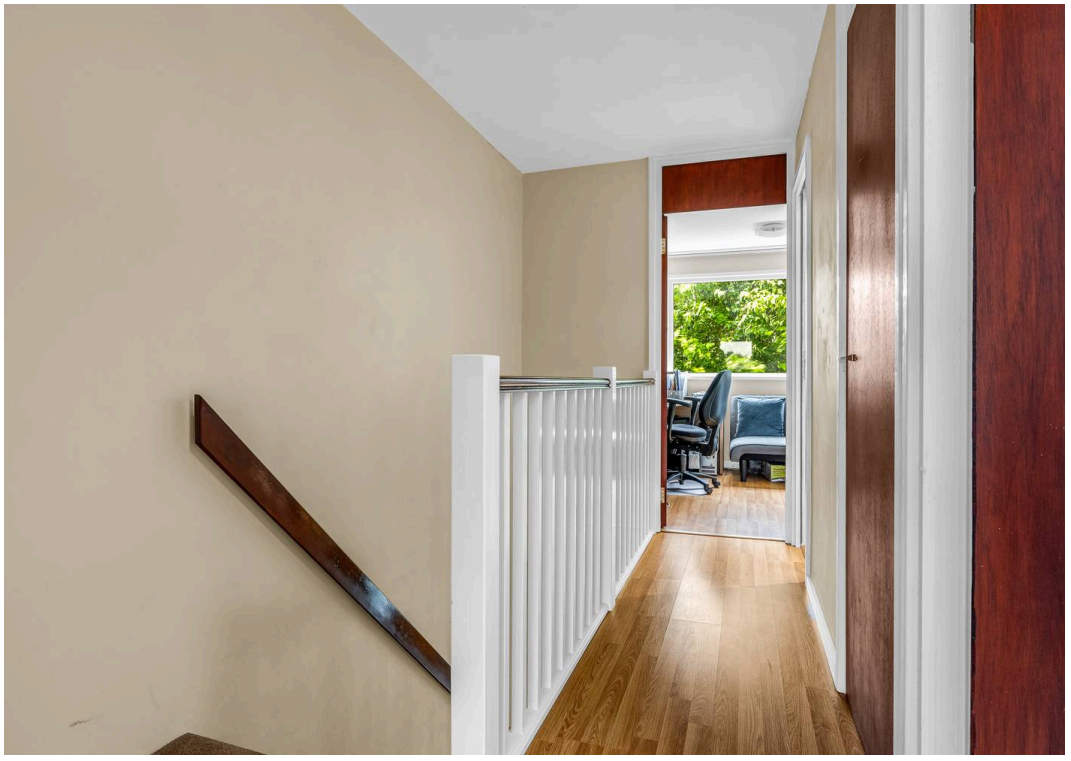
COMMUNAL GARDEN

Well kept communal gardens.

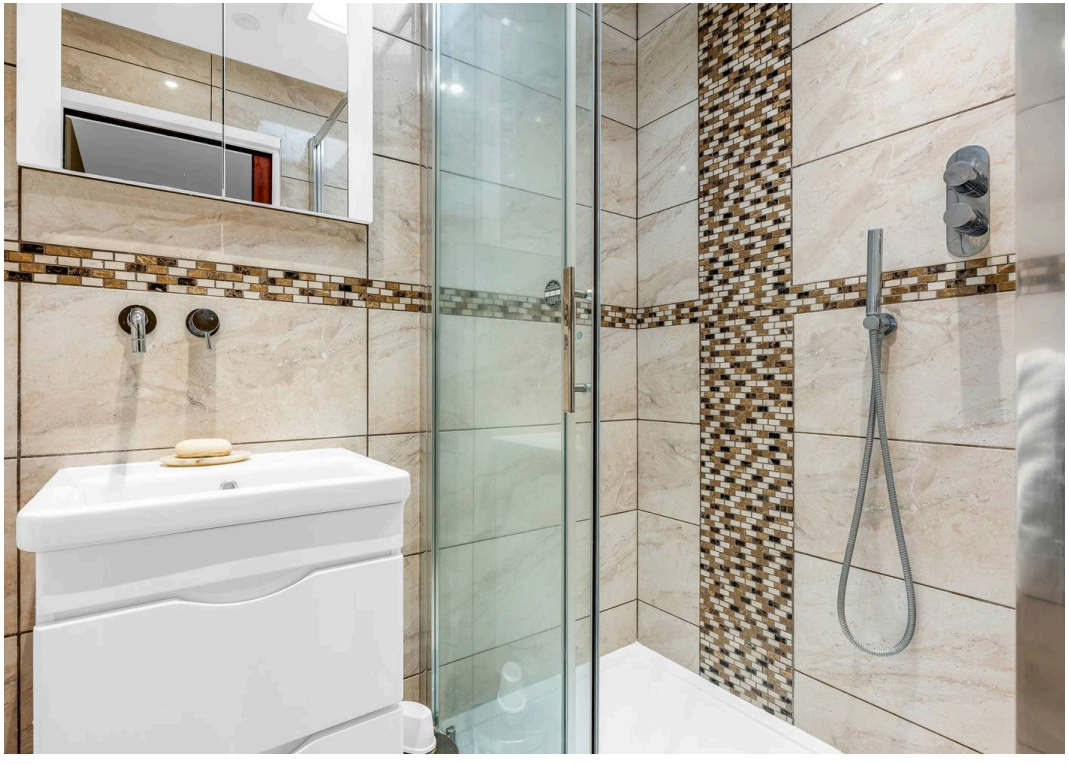
ALLOCATED PARKING

1 Parking Space

Allocated parking space.



Canon



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