



**Elliot Heath**  
ESTATE AGENTS

**10a Redan Road, Ware**  
Guide Price **£435,000**

# 10a Redan Road

Ware, Ware

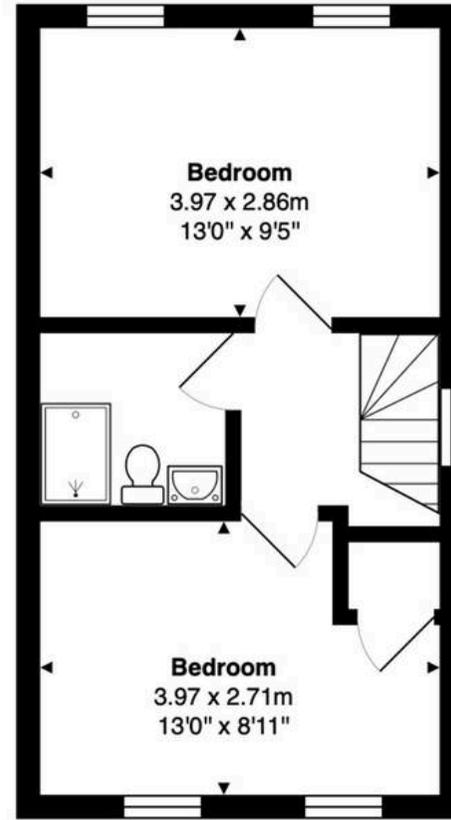
Elliot Heath are pleased to offer this charming 2-bed end of terrace home with spacious accommodation, private rear garden & driveway. Ideally located within walking distance of town centre & station. Council Tax band: D

Tenure: Freehold





**Ground Floor**  
 Area: 34.3 m<sup>2</sup> ... 369 ft<sup>2</sup>



**First Floor**  
 Area: 30.1 m<sup>2</sup> ... 325 ft<sup>2</sup>

**Total Area: 64.5 m<sup>2</sup> ... 694 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)

### Entrance Hall

With double glazed window to front aspect, stairs rising to first floor landing, radiator, understairs storage, doors to:

### Downstairs WC

With Upvc double glazed window to side aspect. Fitted with a suite comprising low level W.C, wall mounted wash hand basin, tiled floor, radiator.

### Kitchen

With Upvc double glazed window to front aspect. Fitted with a range of wall and base storage units with granite effect work surfaces over incorporating a sink and drainer unit, integrated appliances, tiled flooring, tiled splash backs, radiator.

### Living/Dining Room

12' 11" x 18' 10" (3.93m x 5.75m)

With Upvc double glazed French doors and window opening on to the rear garden, wood effect flooring, two radiators.

### First Floor Landing

With Upvc double glazed window to side aspect, doors to:

### Bedroom One

13' 0" x 9' 5" (3.97m x 2.86m)

With two Upvc double glazed windows to rear aspect, radiator.

### Bedroom Two

13' 0" x 8' 11" (3.97m x 2.71m)

With two Upvc double glazed windows to front aspect, radiator, built in storage cupboard.

### Shower Room

Fitted with a suite comprising large walk in shower room, vanity unit with inset wash hand basin, concealed cistern WC, fully tiled, heated towel rail.





### REAR GARDEN

The property has a private rear garden which is paved to the immediate rear with the remainder laid to lawn with timber garden shed and gated side access.

### DRIVEWAY

2 Parking Spaces

To the front there is a block paved driveway providing off street parking.





## Elliot Heath Estate Agents

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