Elliot Heath
ESTATE AGENTS

18 Clements Street, WARE

In Excess of **£450,000**

18 Clements Street

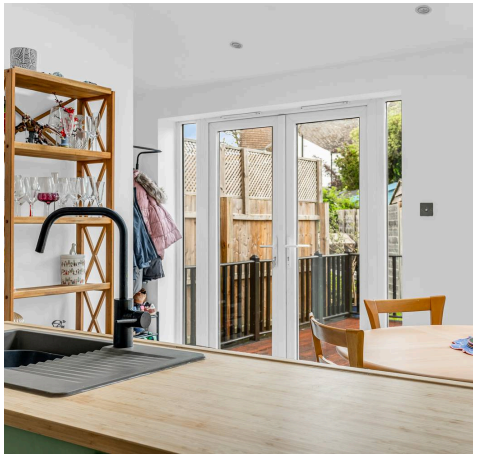
WARE, Ware

Elliot Heath presents this 3-bedroom home in a quiet cul-de-sac, just five minutes from Ware town centre. Features include a reception room, open-plan kitchen/diner, garden, parking, and rail links.
Council Tax band: C

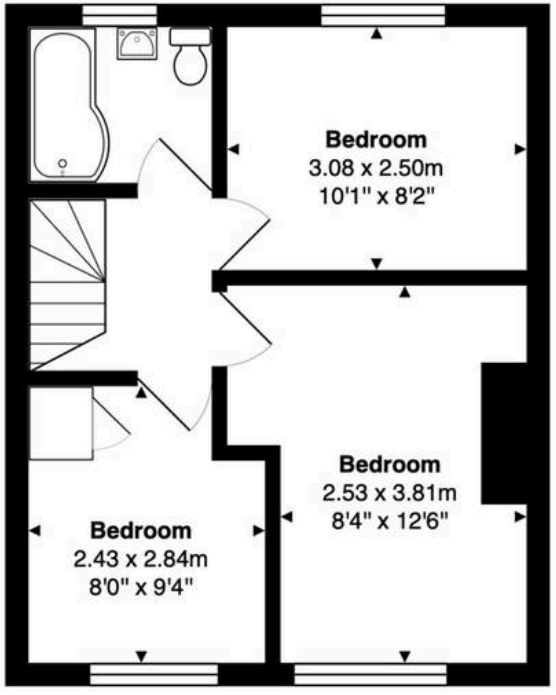
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Ground Floor
Area: 45.3 m² ... 488 ft²



First Floor
Area: 33.5 m² ... 360 ft²

Total Area: 78.8 m² ... 848 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 Hall
With wood effect flooring, radiator, stairs rising to first floor landing, door to;

Living Room
13' 1" x 12' 4" (3.98m x 3.76m)
With double glazed window to front aspect with fitted shutters, feature fireplace, wood effect flooring, under stairs storage cupboard, door to:

Kitchen/Dining Room
16' 6" x 17' 10" (5.04m x 5.44m)

Kitchen
Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, space for cooker with extractor over, integrated appliances, tiled splash back areas, tiled flooring, chrome heated towel rail, built in storage cupboard, open to:

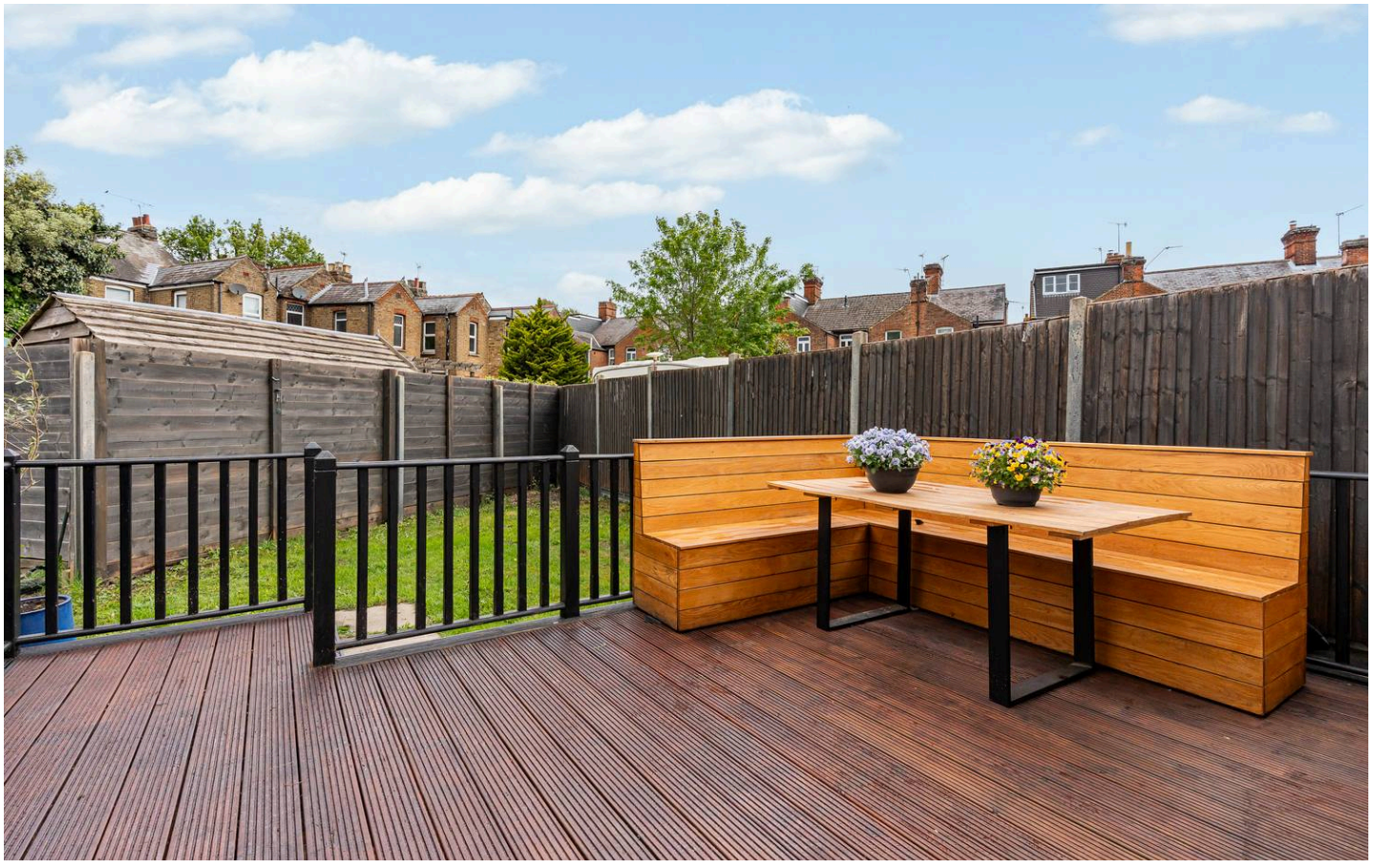
Dining room
With double glazed double doors and windows to rear aspect together with skylight windows, radiator, tiled flooring, door to:

Downstairs WC
Fitted with a suite comprising dual flush wc, wash hand basin, tiled splash bac areas, tiled flooring, radiator.

First Floor Landing
With loft access and doors to:

Bedroom One
8' 4" x 12' 6" (2.53m x 3.81m)
With double glazed window to front aspect, radiator.

Bedroom Two
10' 1" x 8' 2" (3.08m x 2.50m)
With double glazed window to rear aspect, radiator.



Bedroom Three
8' 0" x 9' 4" (2.43m x 2.84m)
With double glazed window to front aspect, radiator, built in storage cupboard.

Bathroom
With double glazed window to rear aspect. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, radiator.

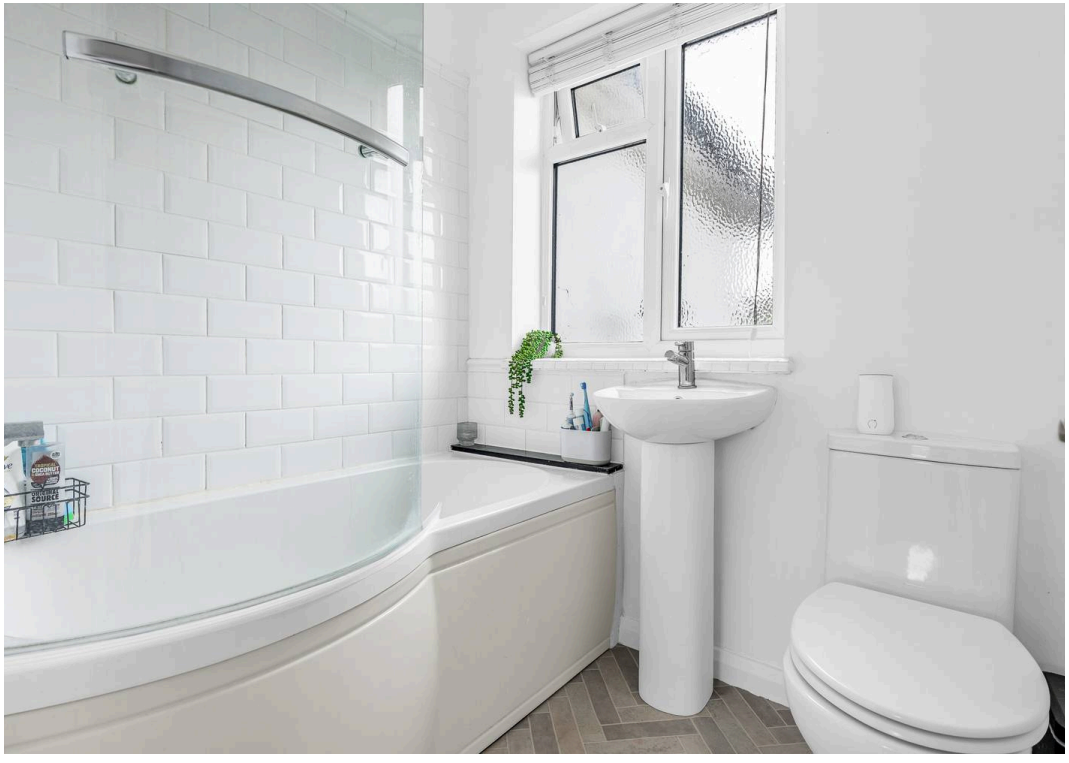
REAR GARDEN

To the immediate rear of the property there is a large decked seating area with the remainder laid to lawn and gated rear access.

DRIVEWAY

2 Parking Spaces

To the front the property benefits from a driveway providing off street parking.



Elliot Heath Estate Agents

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

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk