



Elliot Heath
ESTATE AGENTS

10 Lygean Avenue, WARE
Offers Over £435,000

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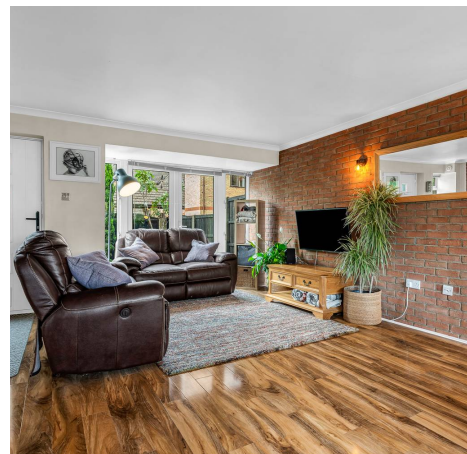
WARE, Ware

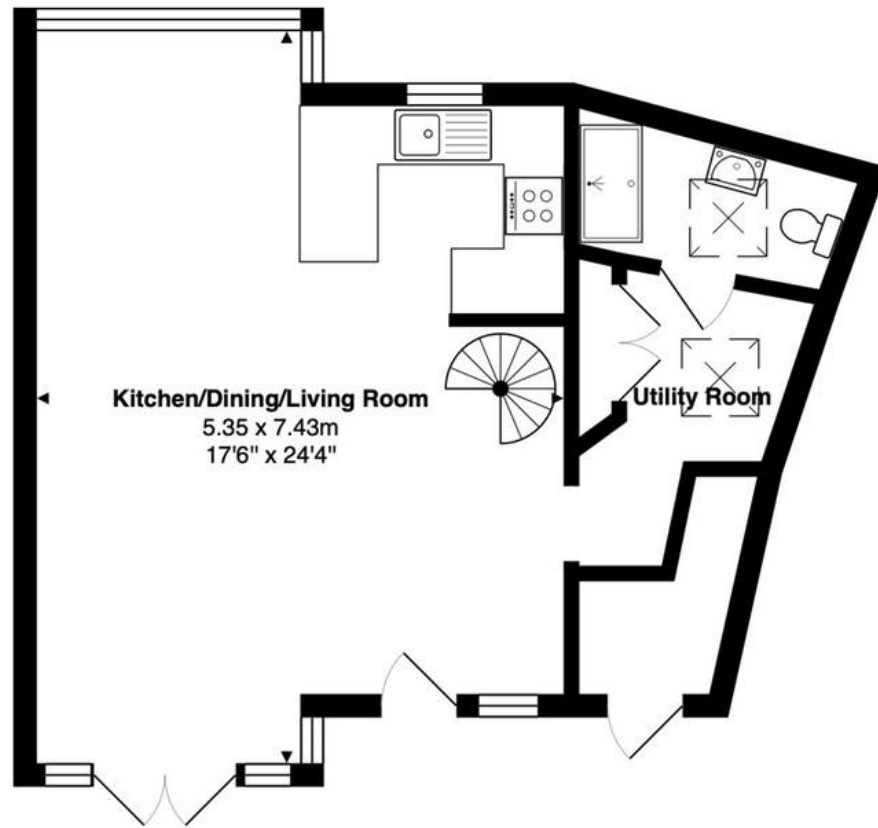
No chain. Rarely available 3-bed mews-style house in riverside development, open-plan living, integrated kitchen, utility, shower room & bathroom. Courtyard garden, allocated carport, visitor parking. Council Tax band: D

Tenure: Freehold

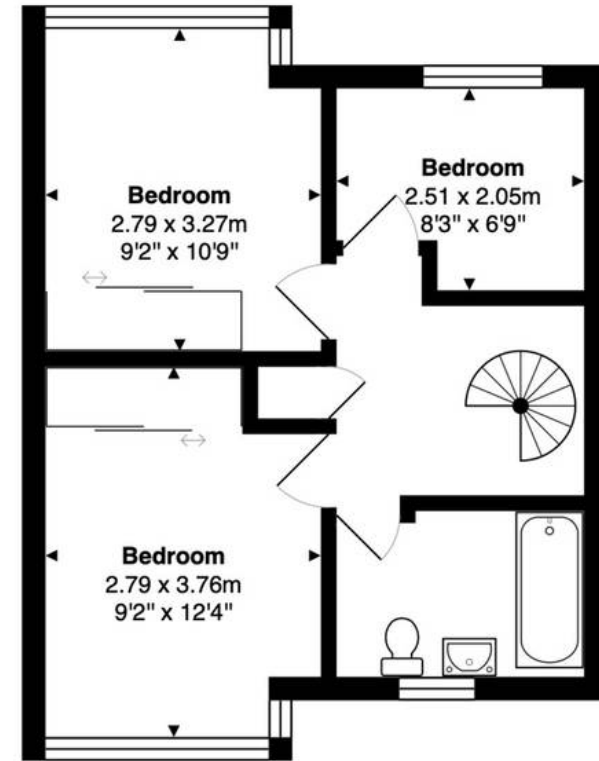
EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: E





Ground Floor
Area: 48.1 m² ... 518 ft²



First Floor
Area: 35.4 m² ... 381 ft²

Total Area: 83.5 m² ... 899 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:

Kitchen/Dining/Living Room

17' 7" x 24' 5" (5.35m x 7.43m)

Dining/Living Room

With double glazed full height box bay window to rear aspect and double glazed windows and French doors to front aspect, wood-effect flooring, electric wall heaters, multi-fuel burner with concealed flue and granite hearth, spiral staircase with granite steps rising to first floor landing, open to kitchen and access to utility room.

Kitchen

With double glazed window to rear aspect. Fitted with a range of wall and base storage units with solid wooden work surfaces over, incorporating an inset granite composite sink and drainer unit with mixer tap, integrated appliances, tiled splash back areas, wood-effect flooring.

Utility Room

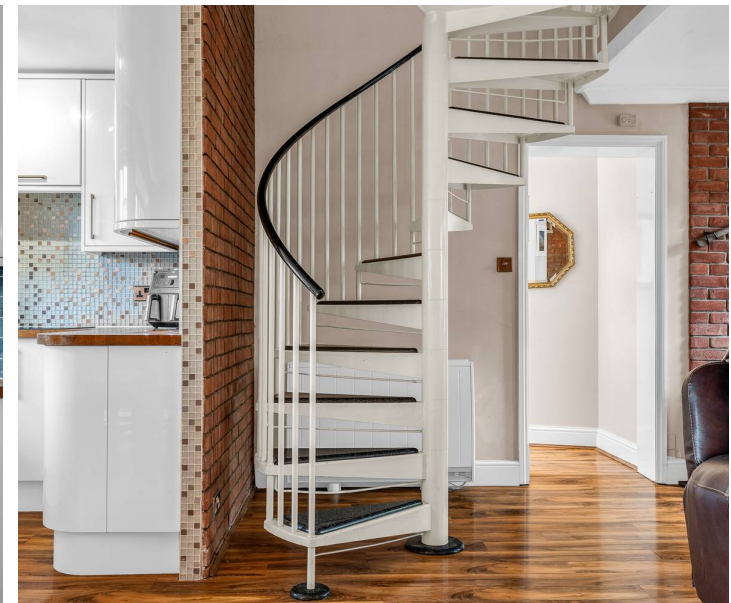
With Velux window, wood-effect flooring, solid wooden work surface, space and plumbing for washing machine and tumble dryer, space for American-style fridge-freezer, built-in storage cupboard housing electric meter, door to;

Shower Room

With Velux window. Fitted with a suite comprising dual flush wc, pedestal wash hand basin, large fully-tiled shower, heated towel rail, tiled walls and tiled flooring.

First Floor Landing

With airing cupboard, ladder access to the extremely spacious boarded loft area with power and light connected, doors to:



Bedroom One

9' 2" x 12' 4" (2.79m x 3.76m)

With double glazed box bay window to front aspect, wall mounted electric heater, fitted wardrobe cupboards with mirrored sliding doors.

Bedroom Two

9' 2" x 10' 9" (2.79m x 3.27m)

With double glazed box bay window to rear aspect, wall mounted electric heater, built-in wardrobe cupboards with mirrored sliding doors.

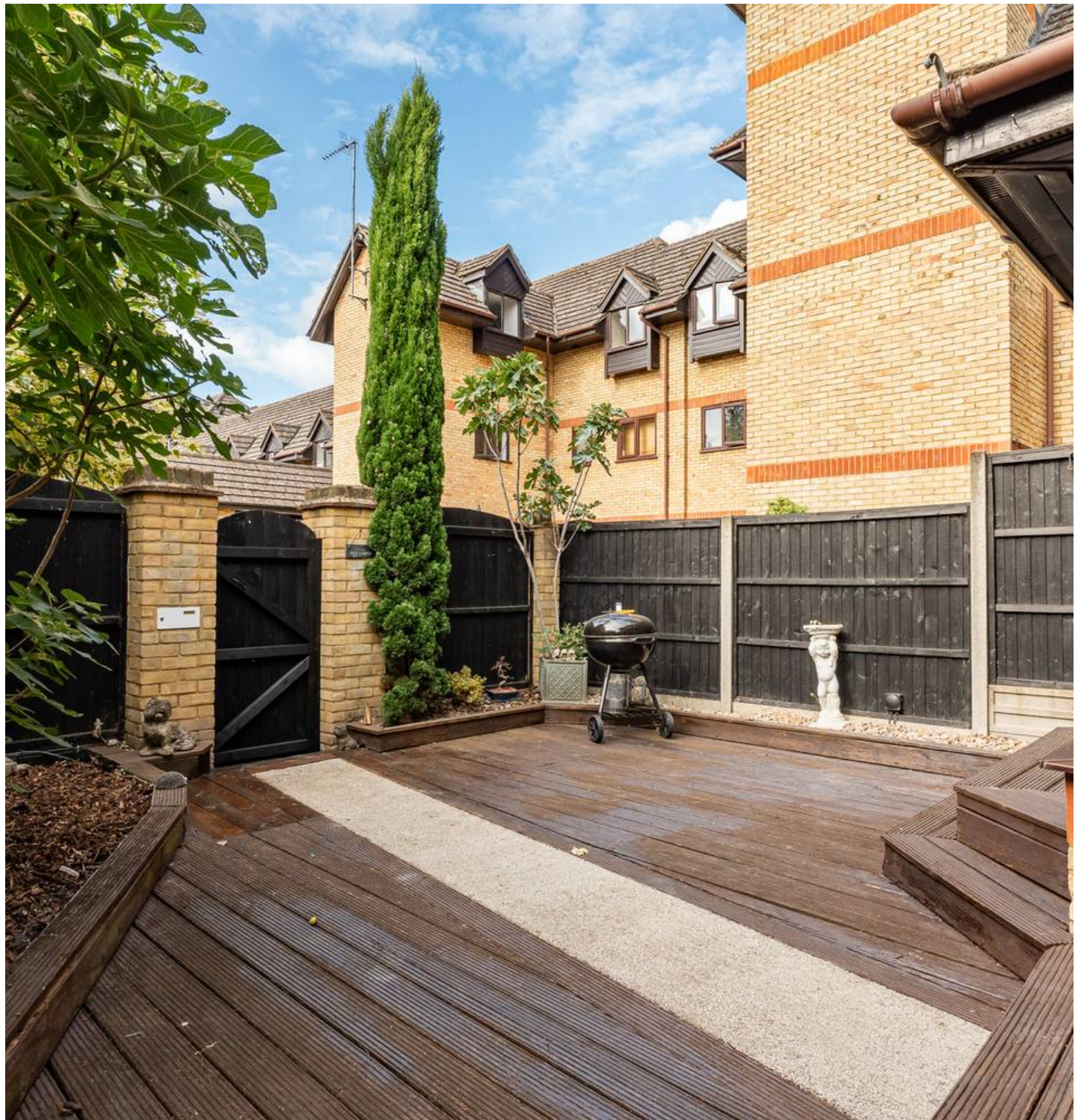
Bedroom Three

8' 3" x 6' 9" (2.51m x 2.05m)

With double glazed window to rear aspect, wall mounted electric heater.

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising of a tile enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, tiled walls and flooring, heated towel rail.





COURTYARD

Fully enclosed by timber fencing and predominantly decked with resin bonded pathway leading to entrance door, mature planting and large external store.

CAR PORT

1 Parking Space

Allocated carport with storage and ample visitors parking.







Elliot Heath Estate Agents

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