Elliot Heath
ESTATE AGENTS

3 Water Row High Street, Ware

Guide Price **£275,000**

3 Water Row High Street

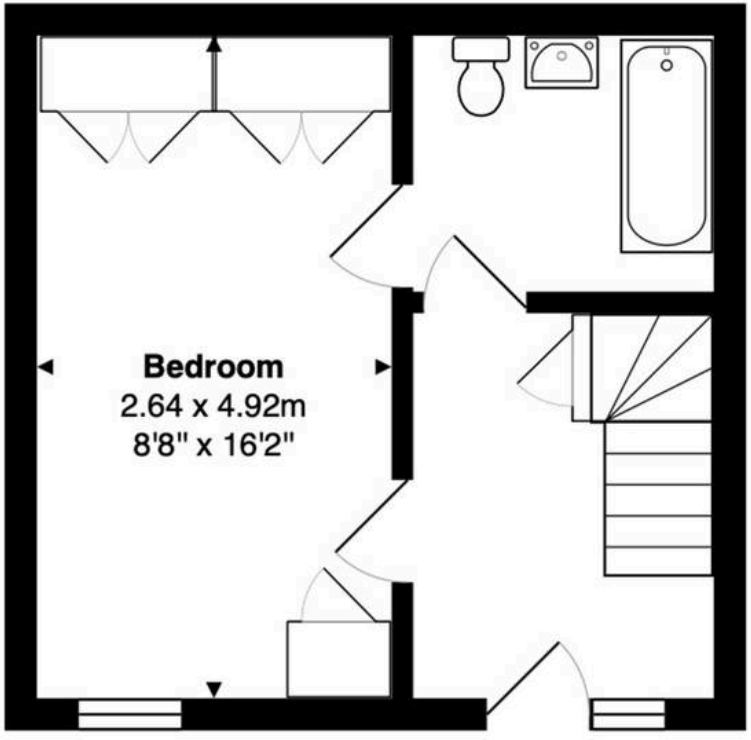
Ware

Charming one-bedroom mews house just off the High Street with parking, communal gardens with River Lea views, open-plan living, fitted kitchen, gas central heating, and excellent commuter links.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Ground Floor
Area: 24.8 m² ... 266 ft²

First Floor
Area: 24.6 m² ... 264 ft²

Total Area: 49.3 m² ... 531 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 window to front aspect, stairs rising to first floor, under stairs storage cupboard, radiator, doors to:

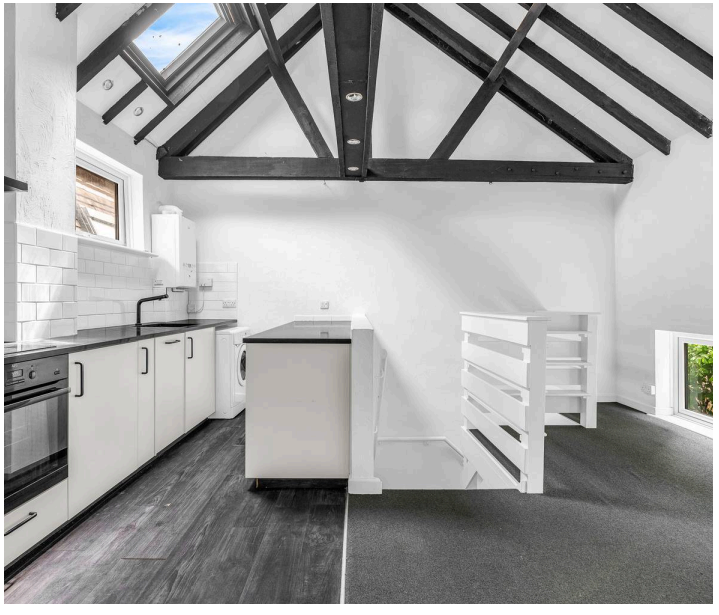
Bedroom
8' 8" x 16' 2" (2.64m x 4.92m)
With window to front aspect, wood effect flooring, built in storage cupboard, fitted wardrobe cupboards, radiator, door to:

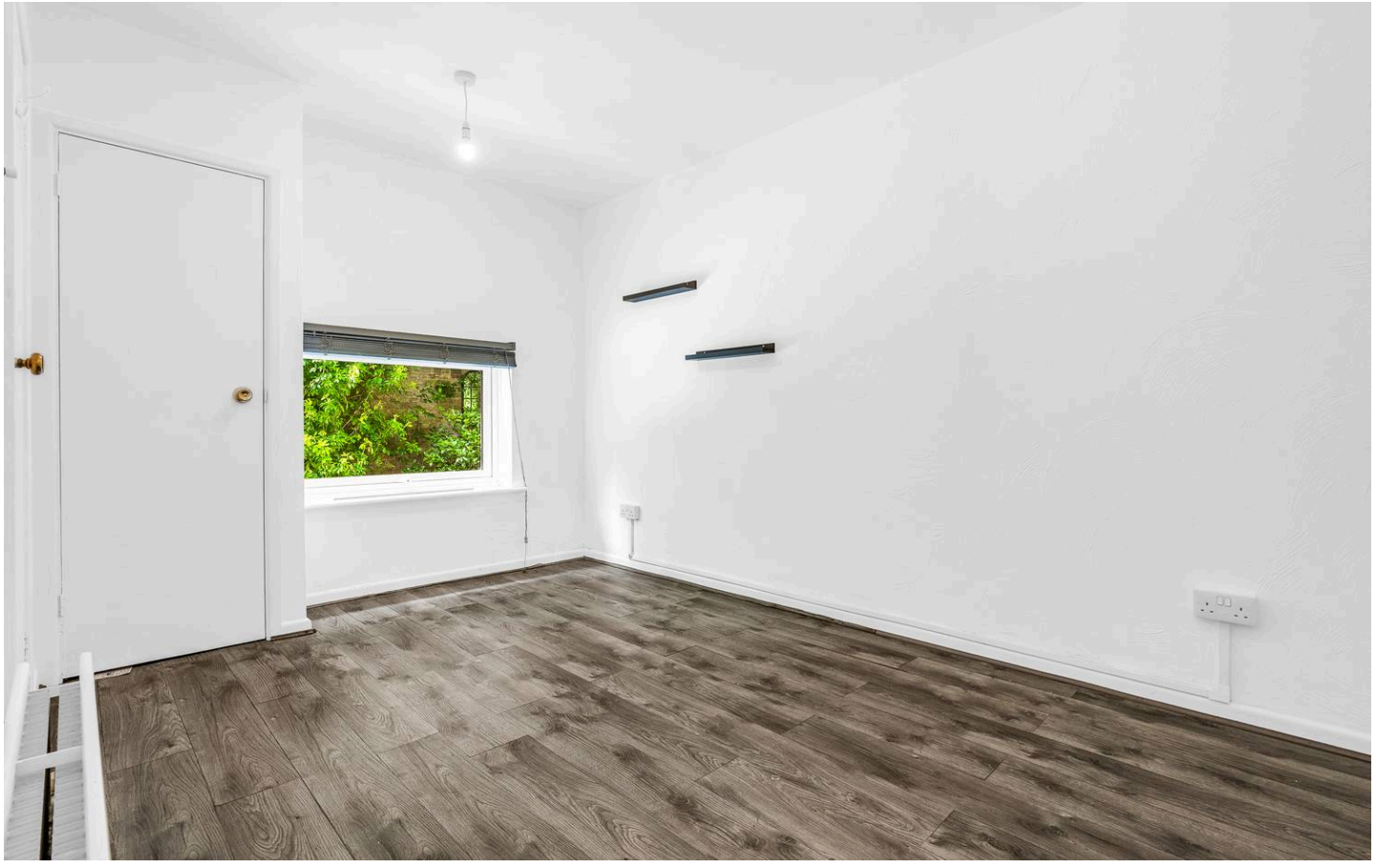
Jack & Jill Bathroom
Accessed via the bedroom and entrance hall. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush wc, fully tiled, chrome heated towel rail.

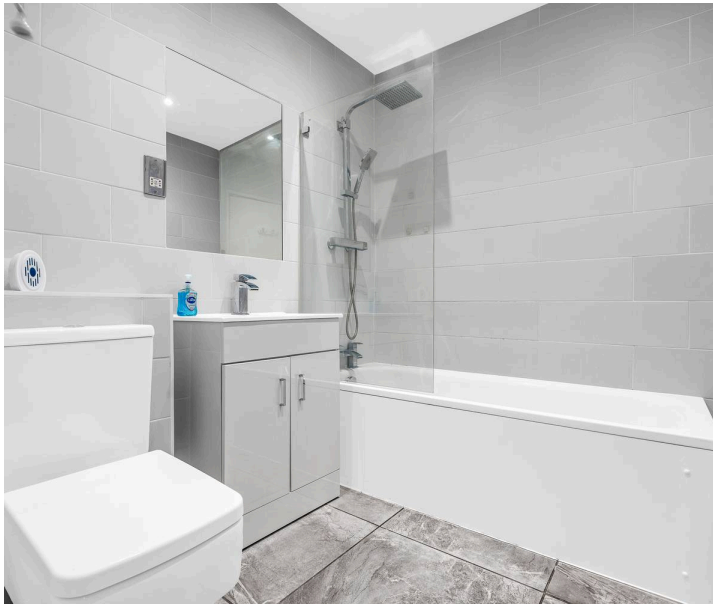
Kitchen/Living Room
16' 5" x 16' 3" (5.01m x 4.96m)

Living Room
With two windows to front aspect, vaulted ceiling with exposed timbers, radiator, open to:

Kitchen
With window to rear aspect and Velux window. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with hob and extractor over, appliance space, wall mounted boiler, tiled splash back areas, wood effect flooring, vaulted ceiling with exposed timbers.







COMMUNAL GARDEN

Attractive communal gardens with stunning views over the River Lea.

ALLOCATED PARKING

1 Parking Space

Allocated parking space.

Elliot Heath Estate Agents

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