



**Elliot Heath**  
ESTATE AGENTS

42 The Pastures, Ware  
Guide Price £250,000

## 42 The Pastures

Ware, Ware

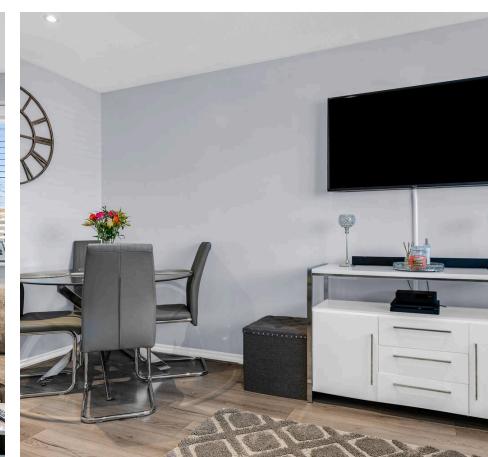
1-bed 1st-floor maisonette on the popular Vicarage development. Benefits include kitchen, reception room, gch, double glazing, parking, private garden, long lease & low charges. Ideal for commuters.

Council Tax band: B

Tenure: Leasehold

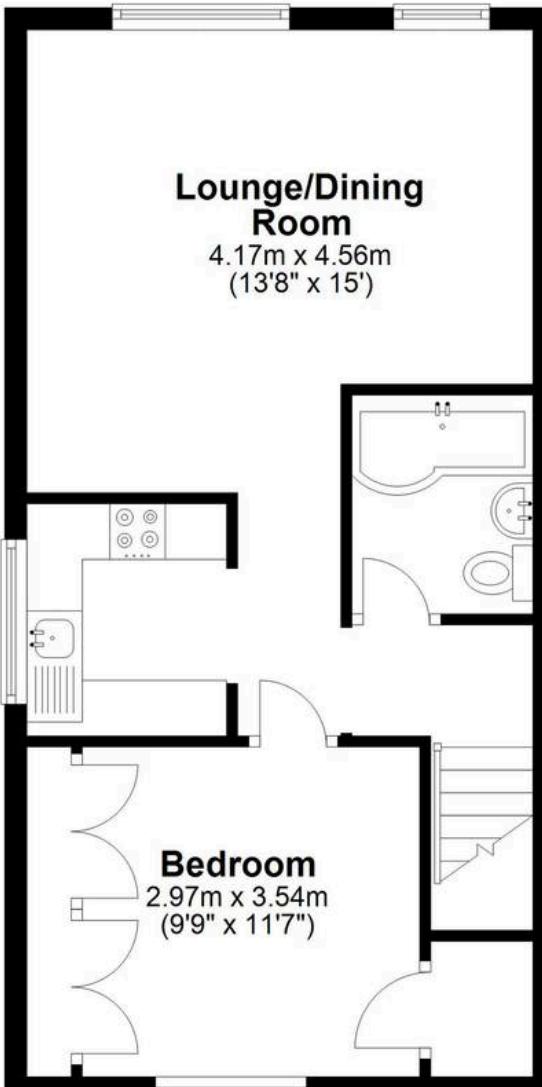
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



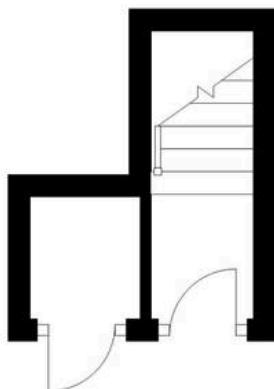
## First Floor

Approx. 43.0 sq. metres (462.8 sq. feet)



## Ground Floor

Approx. 3.6 sq. metres (38.6 sq. feet)



Total area: approx. 46.6 sq. metres (501.4 sq. feet)

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, 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 Lobby**

With stairs rising to:

## **First Floor**

With doors to and open to:

## **Lounge/Dining Room**

13' 8" x 14' 11" (4.17m x 4.56m)

With two double glazed windows, wood effect flooring, radiator, open to:

## **Kitchen**

With double glazed box bay 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, tiled splash back areas, tiled flooring.

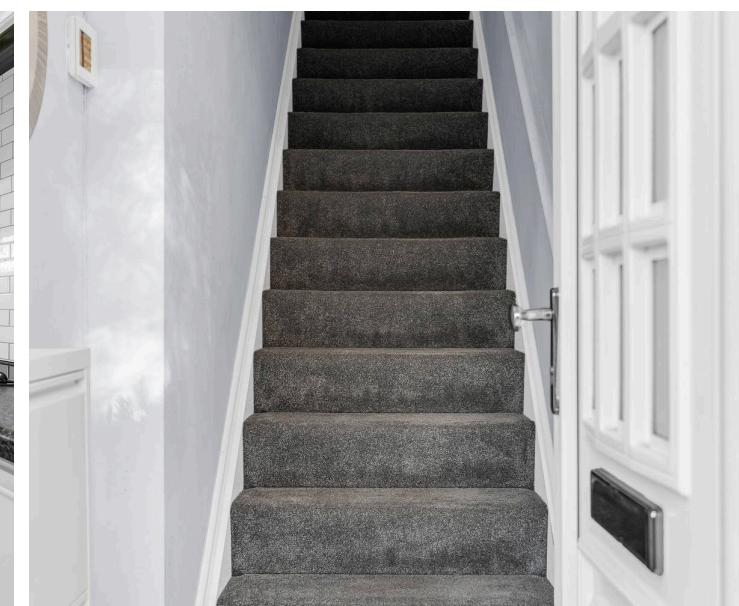
## **Bedroom**

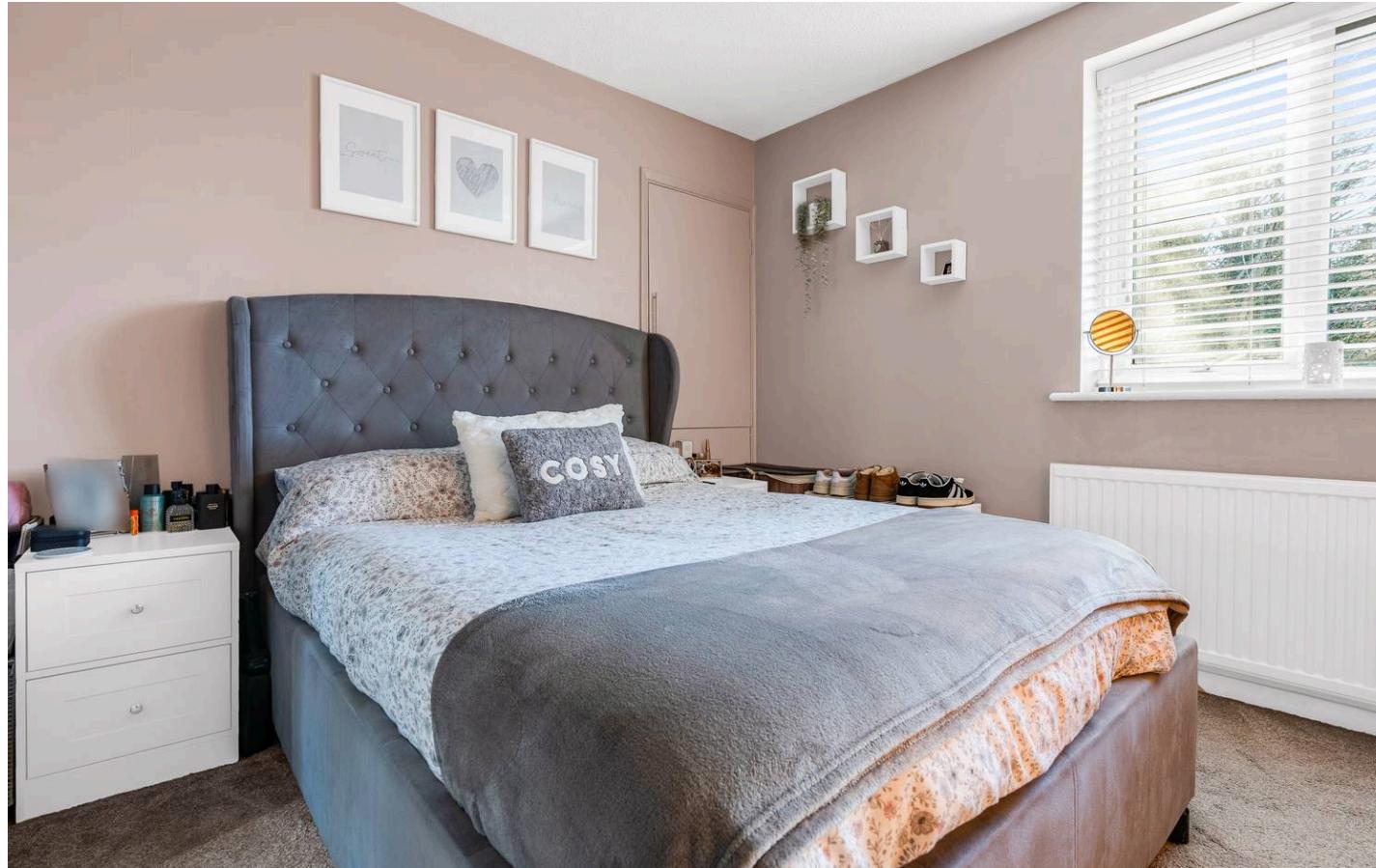
9' 9" x 11' 7" (2.97m x 3.54m)

With double glazed window, radiator, wood effect flooring, built in storage cupboard, fitted wardrobe cupboards to one wall.

## **Bathroom**

Fitted with a suite comprising panel enclosed bath, vanity unit with inset wash hand basin, dual flush wc, tiled walls, wood effect flooring, radiator.





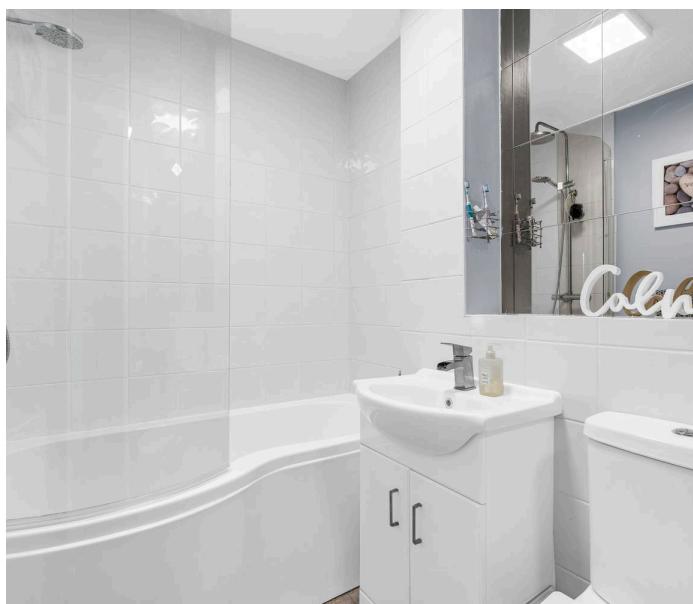
## GARDEN

Outside the property has the unusual benefit of a private garden which is predominantly laid to lawn with store cupboard and timber garden shed.

## ALLOCATED PARKING

1 Parking Space

Allocated parking space.





## Elliot Heath Estate Agents

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