

Elliot Heath
ESTATE AGENTS

16 The Hyde, Ware

Guide Price **£435,000**

16 The Hyde

Ware

Superb three-bedroom family home in a popular Ware development, featuring a stylish kitchen/diner, generous living space, garden and allocated parking, all within walking distance of the town centre.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

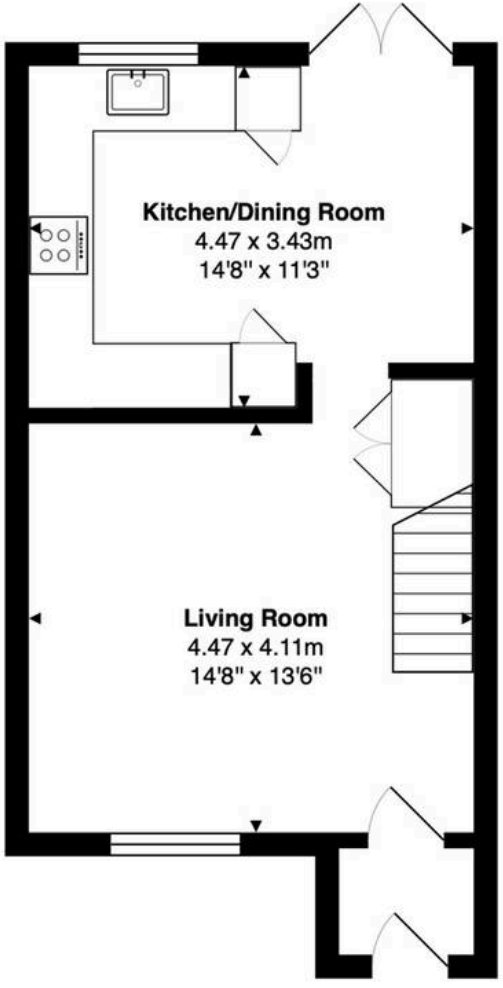
- Superb 3 Bedrooms
- Stunning Kitchen/Diner
- Popular Residential Development



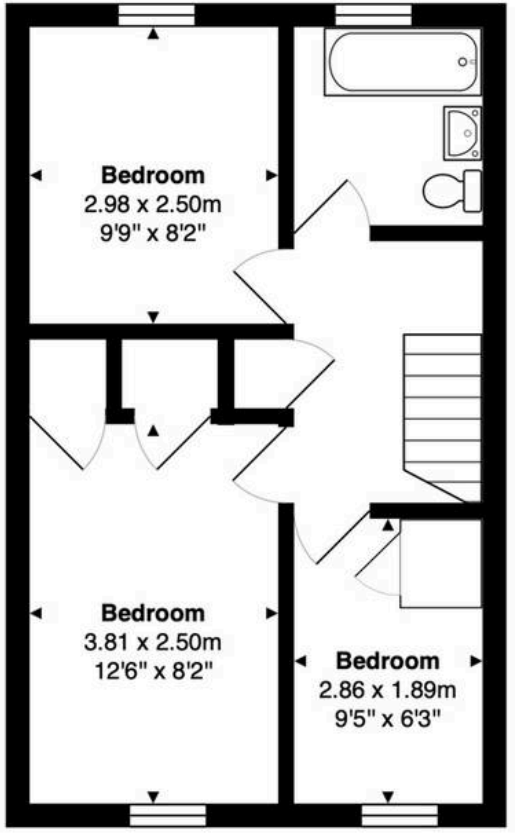








Ground Floor
Area: 36.1 m² ... 389 ft²



First Floor
Area: 34.8 m² ... 375 ft²

Total Area: 71.0 m² ... 764 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 Lobby
With wood effect flooring and door to:

Living Room
14' 8" x 13' 6" (4.47m x 4.11m)
With double glazed window to front aspect, radiator, wood effect flooring, stairs rising to first floor landing, under stairs storage cupboards, open to:

Kitchen/Dining Room
14' 8" x 11' 3" (4.47m x 3.43m)
With double glazed window and double doors to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, tiled splash back areas, wood effect flooring, vertical radiator.

First Floor Landing
With built in storage cupboard, loft access, door to:

Bedroom One
12' 6" x 8' 2" (3.81m x 2.50m)
With double glazed window to front aspect, radiator, built in wardrobe cupboards.

Bedroom Two
9' 9" x 8' 2" (2.98m x 2.50m)
With double glazed window to rear aspect, radiator.

Bedroom Three
9' 5" x 6' 2" (2.86m x 1.89m)
With double glazed window to front aspect, radiator, wood effect flooring, built in storage cupboard.

Bathroom
With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush wc, fully tiled, heated towel rail.

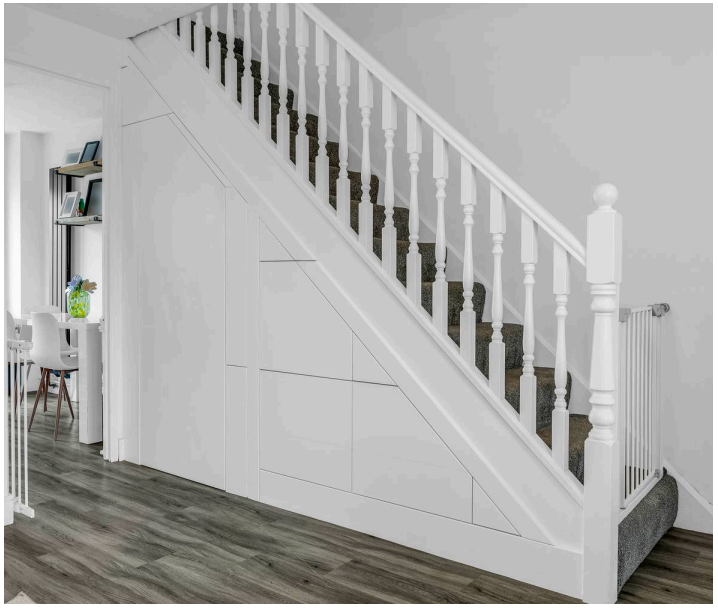












FRONT GARDEN

Front garden laid to lawn with shingle border.

REAR GARDEN

Low maintenance garden with artificial lawn, two paved seating areas and gated rear access.

ALLOCATED PARKING

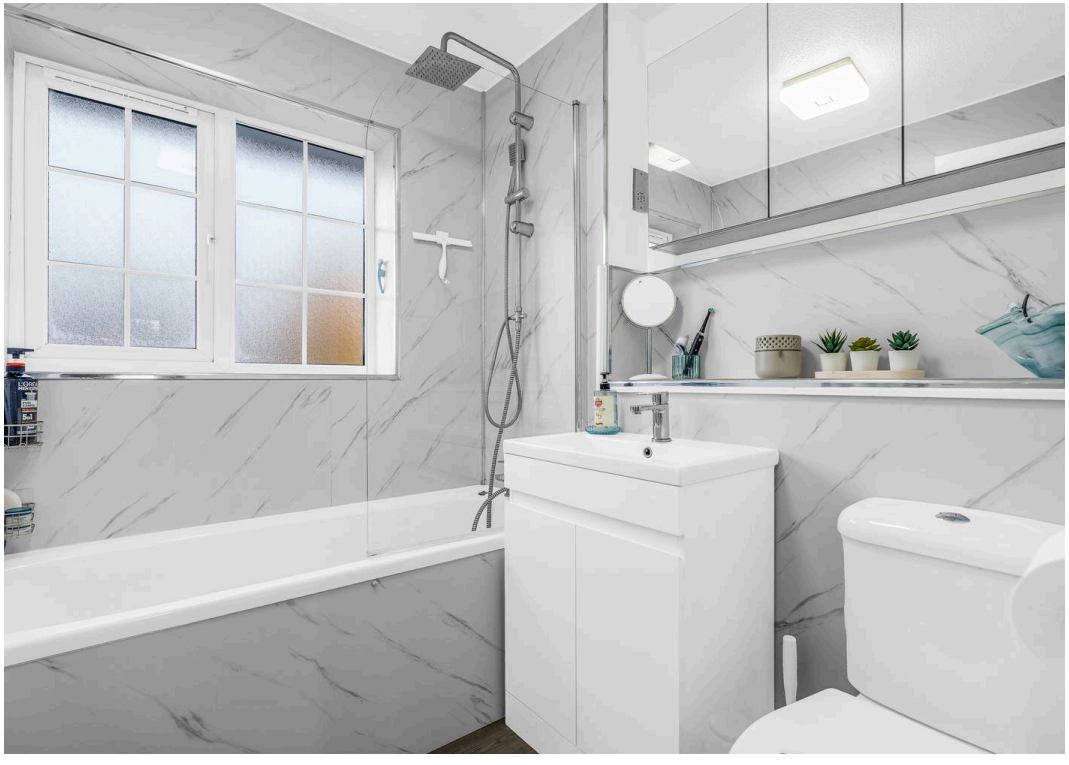
1 Parking Space

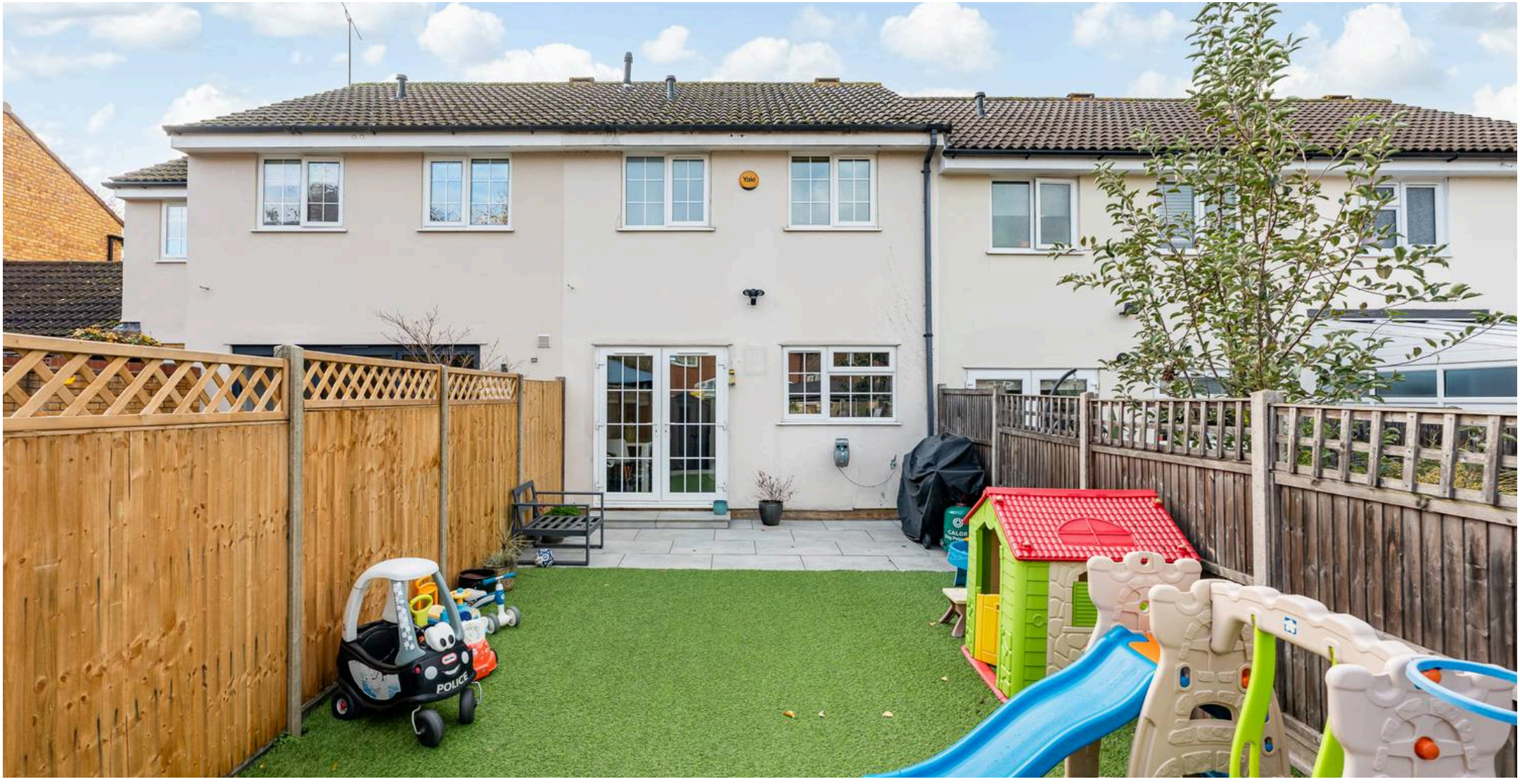
Allocated parking space.






Viva
Forever
YAY
SHIT SHOW





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