Elliot Heath
ESTATE AGENTS

3 Bowling Road, Ware

In Excess of **£600,000**

3 Bowling Road

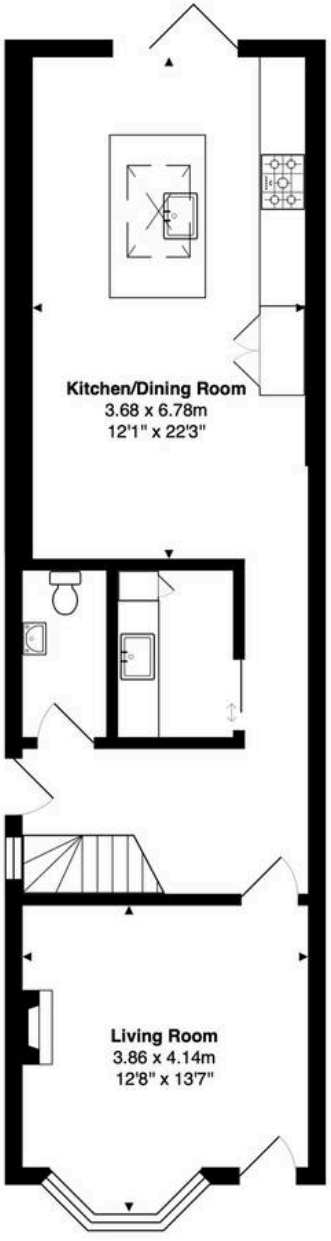
Ware

Stunning three-bedroom semi-detached home, beautifully upgraded throughout, with open-plan kitchen/diner, landscaped garden and excellent access to Ware town, station, A10 and schools.
Council Tax band: D

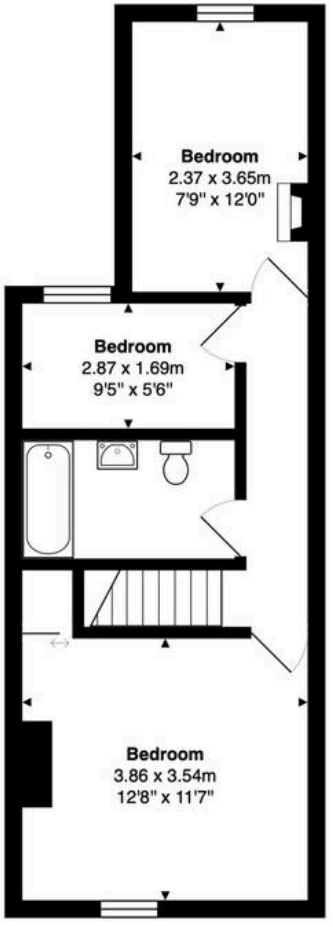
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Ground Floor
Area: 57.6 m² ... 620 ft²



First Floor
Area: 40.1 m² ... 432 ft²

Total Area: 97.7 m² ... 1052 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:
Living Room
12' 8" x 13' 7" (3.86m x 4.14m)
With double glazed bay window to front aspect, attractive feature fireplace, built in shelving and cupboard units to alcoves, vertical radiator, door to:

Inner Hallway
With double glazed window and door to side aspect, stairs rising to first floor landing, tiled flooring, built- in storage/seat, radiator, open to the kitchen and doors to:

Downstairs WC
Fitted with a suite comprising dual flush wc, wall hung wash hand basin, panelling to half height, tiled flooring, radiator.

Utility Room
Fitted with a range of wall and base storage units with work surface over incorporating a Butler style sink unit, appliance space, tiled flooring, radiator.

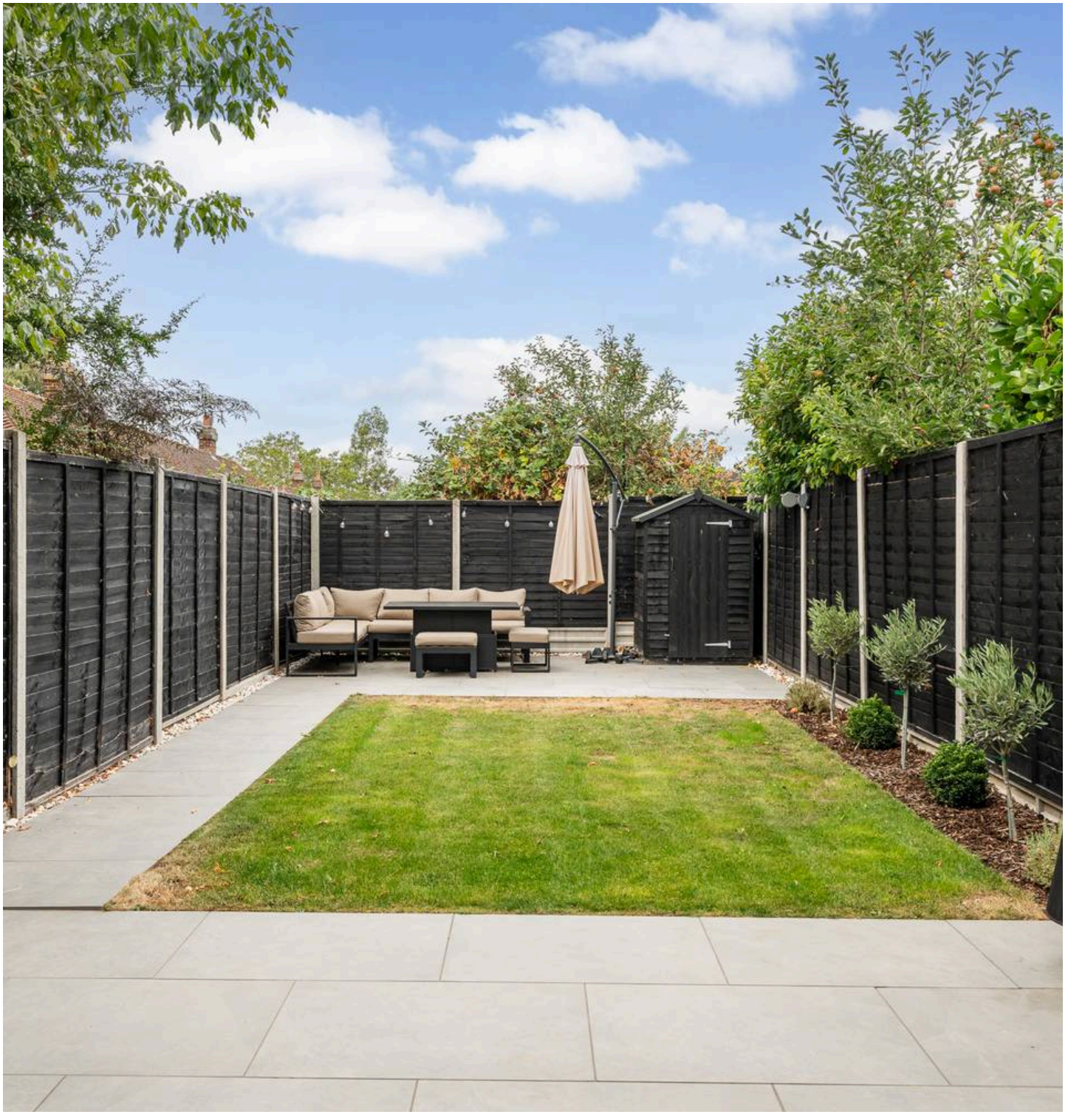
Kitchen/Dining Room
12' 1" x 22' 3" (3.68m x 6.78m)
With double glazed bi fold doors opening onto the rear garden and skylight window. Fitted with a range of wall and base storage units with work surfaces over, island unit/breakfast bar incorporating a double Butler style sink and drainer unit, space for range style cooker with extractor over and attractive splash back, space for American style fridge/freezer, integrated dishwasher, tiled flooring, two vertical radiators.

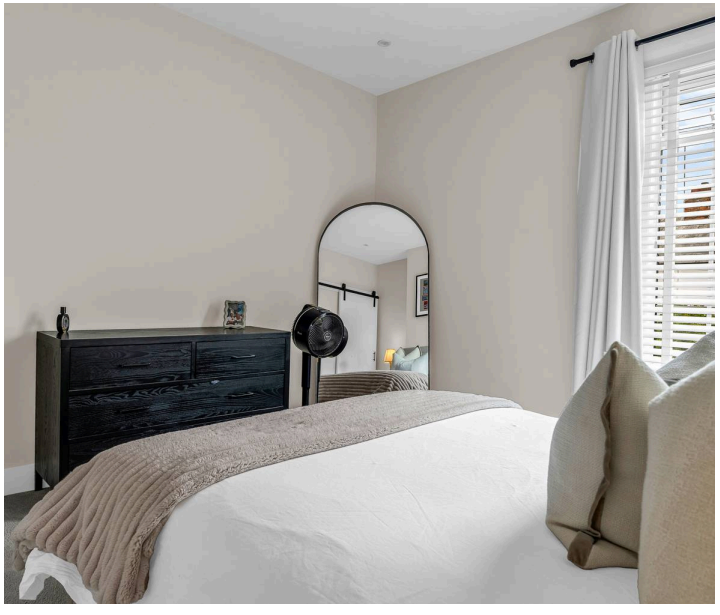
First Floor Landing
With loft access and doors to:

Bedroom One
12' 8" x 11' 7" (3.86m x 3.54m)
With double glazed window to front aspect, radiator, built in storage cupboard with sliding doors.
Bedroom Two
7' 9" x 12' 0" (2.37m x 3.65m)
With double glazed window to rear aspect, radiator, attractive feature fireplace.

Bedroom Three
9' 5" x 5' 7" (2.87m x 1.69m)
With double glazed window to rear aspect, radiator.

Bathroom
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, heated towel rail.





FRONT GARDEN

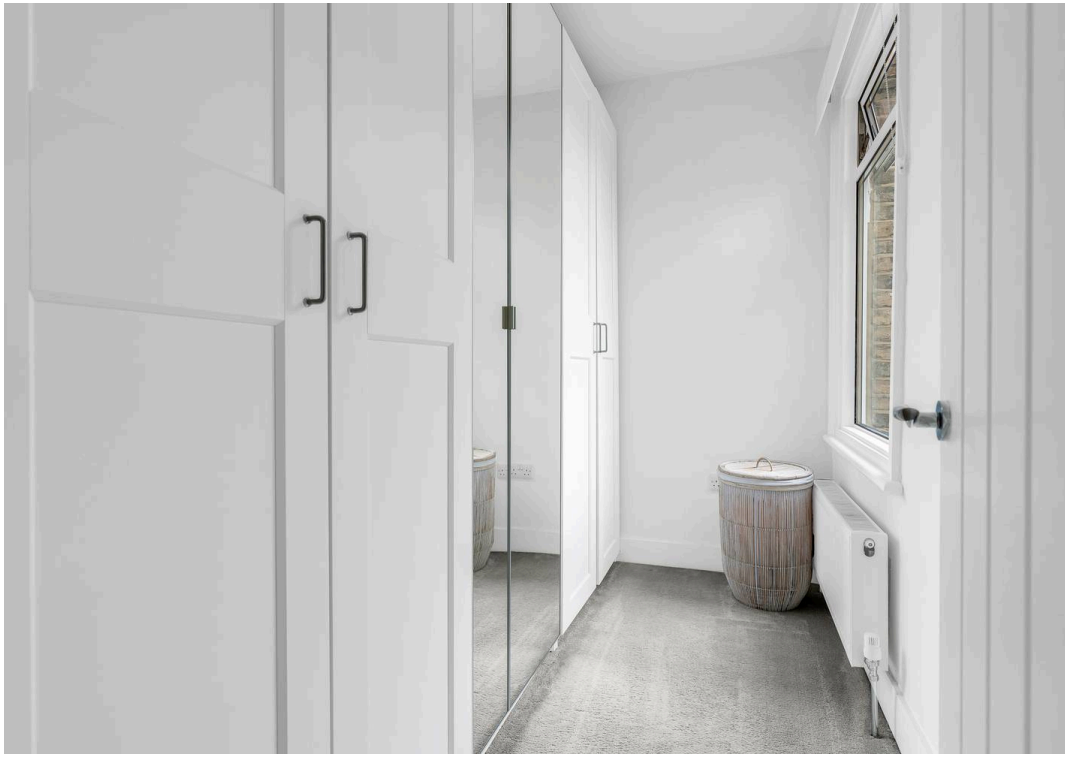
Low maintenance front garden laid to paving with access to the rear garden.

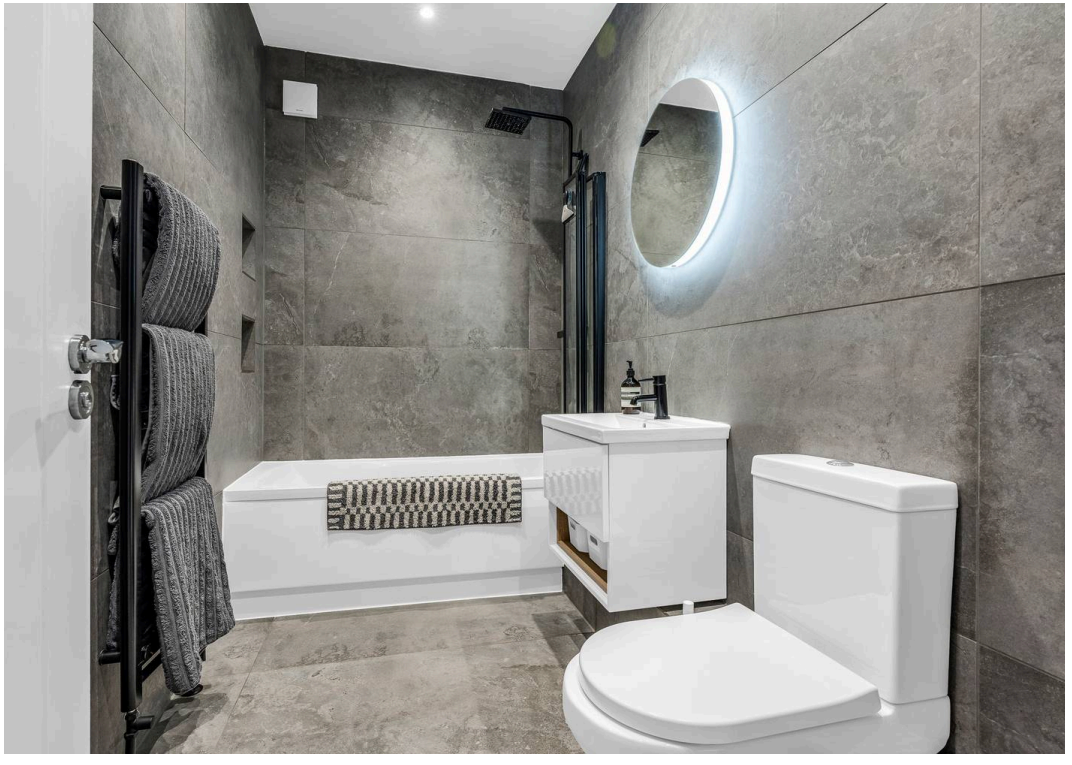
REAR GARDEN

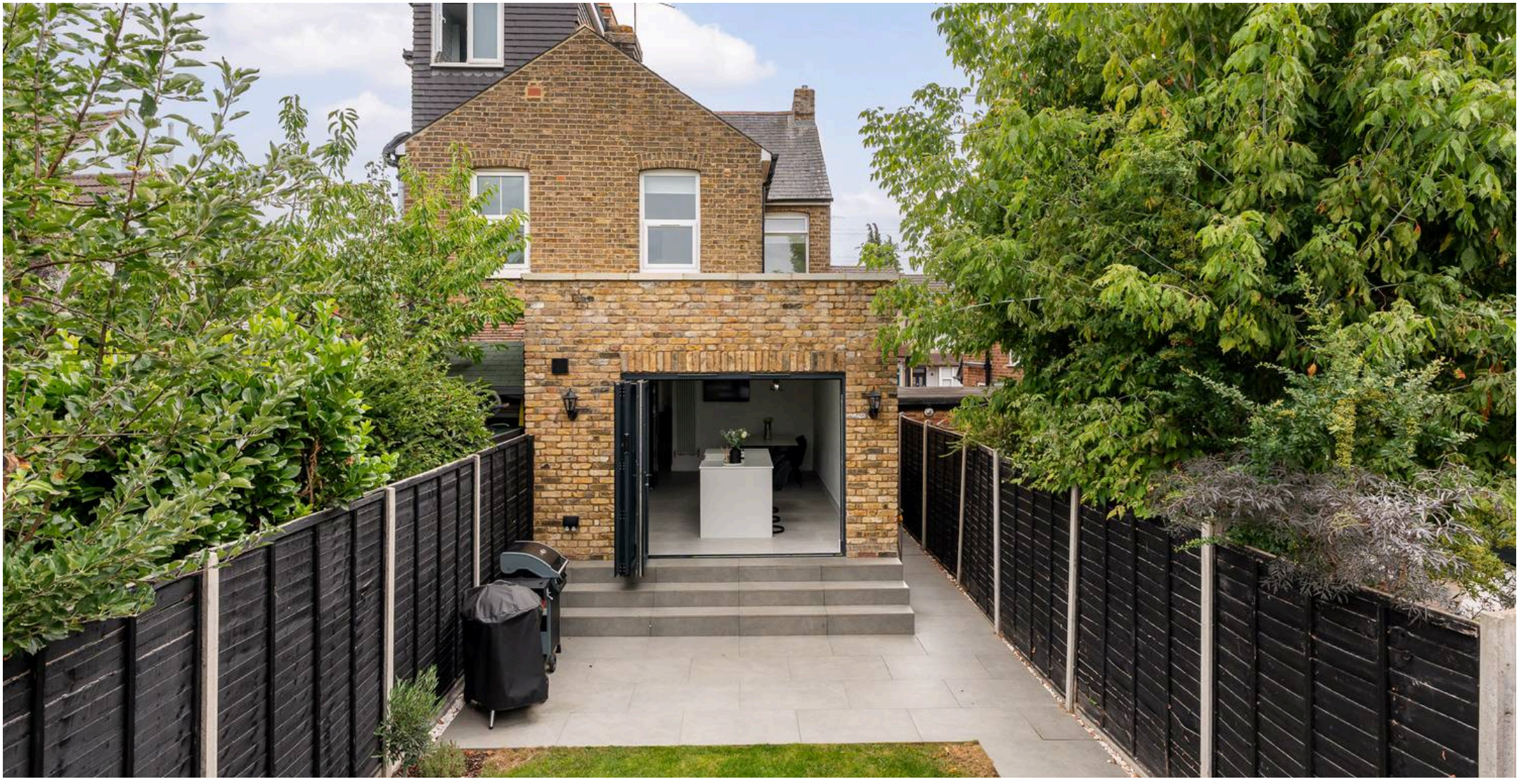
The rear garden has been beautifully landscaped to provide an excellent space for outdoor entertaining and relaxation, with paved seating areas and the remainder laid to lawn.

ON STREET

1 Parking Space







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