



Elliot Heath
ESTATE AGENTS

21 Brewery Yard Watton Road, Ware
Guide Price £550,000

21 Brewery Yard Watton Road

Ware

Elliot Heath present this rarely available three-bedroom, three-bathroom mews home in a gated town-centre development, moments from Ware station, featuring open-plan living, balconies, garden, garage.

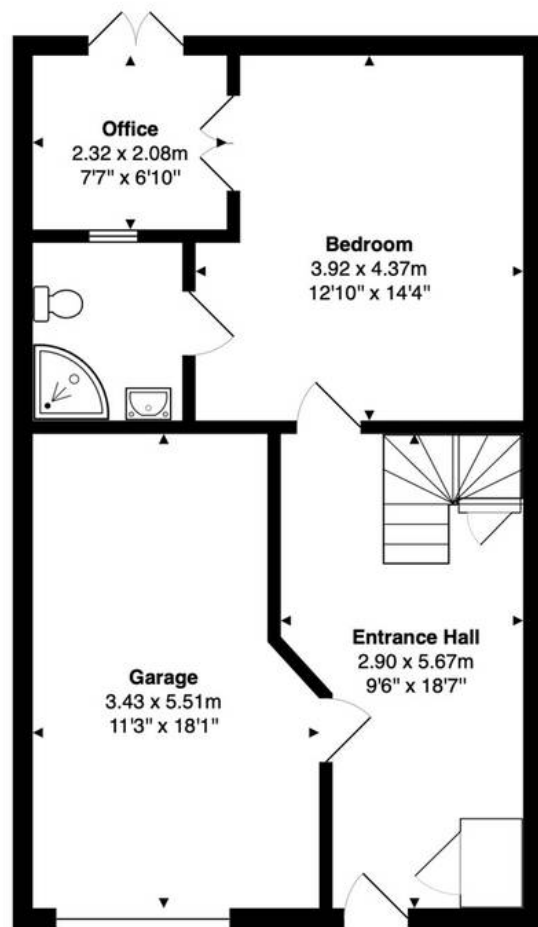
Council Tax band: E

Tenure: Freehold

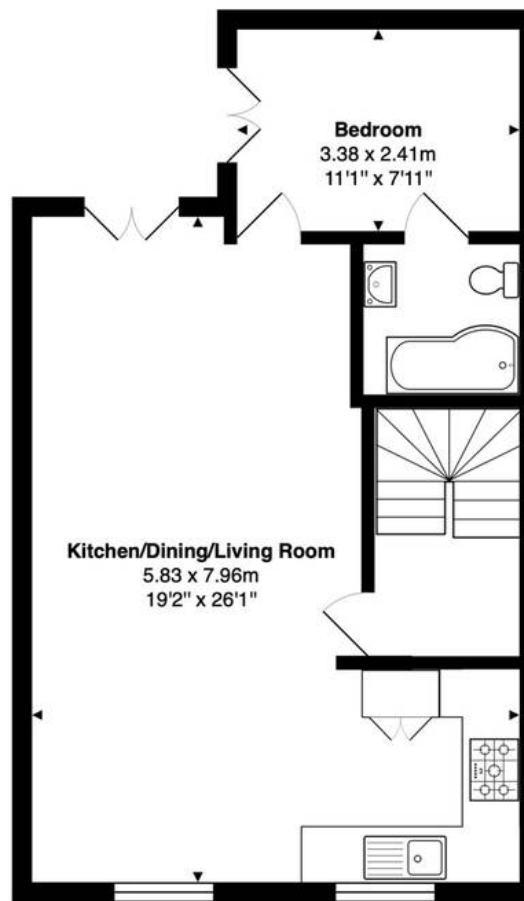
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

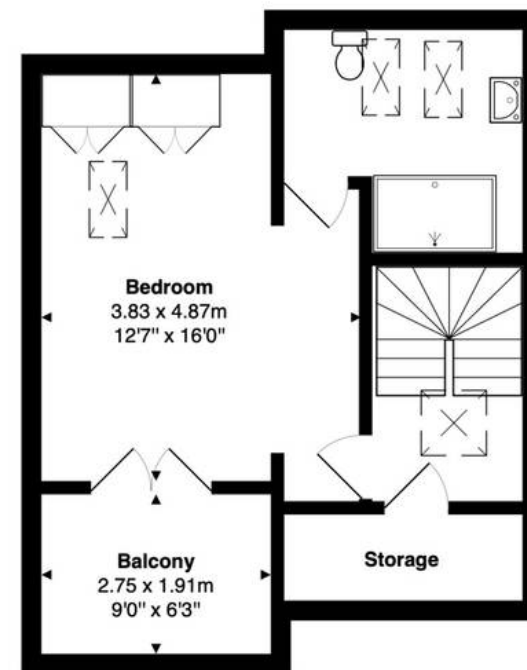




Ground Floor
Area: 59.9 m² ... 644 ft²



First Floor
Area: 54.0 m² ... 581 ft²



Second Floor
Area: 38.9 m² ... 418 ft²

Total Area: 152.7 m² ... 1644 ft²

Entrance Hall

With stairs rising to first floor landing, radiator, built in storage cupboard, wood flooring, door to integral garage and door to:

Bedroom Two

12' 10" x 14' 4" (3.92m x 4.37m)

With double glazed double doors giving access to the lightwell / office, radiator and door to:

En Suite Shower Room

Fitted with a suite comprising shower cubicle, concealed cistern wc, vanity unit with inset wash hand basin, fully tiled, heated towel rail.

Office

7' 7" x 6' 10" (2.32m x 2.08m)

Lightwell currently being used as office. The office allows the natural light to stream in and it benefits from tiled flooring, radiator and patio doors which lead out to a paved courtyard area.

First floor Landing

With door to:

Kitchen/Dining/Living Room

19' 2" x 26' 1" (5.83m x 7.96m)

Living/Dining Room

This offers a wonderful space with Juliette balcony overlooking the lightwell/office area on the ground floor, double glazed window to front aspect, wood flooring, two radiators, door to bedroom three and open to:

Kitchen

With double glazed window to front aspect. Fitted with a comprehensive range of wall and base storage units with Quartz work surfaces over incorporating a sink and drainer unit, integrated appliances to include fridge/freezer, dishwasher and washing machine plus there is a built-in double oven with induction hob and extractor over, tiled splash back areas, wood flooring.



Bedroom Three

11' 1" x 7' 11" (3.38m x 2.41m)

With double glazed double doors to the Juliette balcony overlooking the lightwell/office area on the ground floor, radiator, door to:

En Suite Bathroom

Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, heated towel rail.

Second Floor Landing

With Velux window, large built-in storage cupboard, radiator, door to:

Bedroom One

12' 7" x 16' 0" (3.83m x 4.87m)

With two Velux windows and double glazed double doors onto the private balcony, radiator, door to:

En Suite Shower Room

With two Velux windows. Fitted with a suite comprising large shower cubicle, concealed cistern wc, vanity unit with inset wash hand basin, fully tiled, heated towel rail.





GARDEN

The property offers a small courtyard area at the rear which has been paved to create a nice outdoor seating area.

BALCONY

Private balcony accessed via bedroom one with lovely views over Ware.

SECURE GATED

1 Parking Space

The development can be approached for vehicular access via both Priory Street and Watton Road plus there's also pedestrian access via Baldock Street so easily accessible with the high street amenities just being a stone's throw away. Secure gated access to the property and the allocated parking together with visitor's parking spaces available on a first-come first-served basis.

GARAGE

Single Garage

Integral garage measuring approximately 3.43 x 5.51 (11'3 x 18'1) with up and over door to front access and personnel door to the entrance hall.









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