



Elliot Heath
ESTATE AGENTS

7 Kingsway, WARE
In Excess of £300,000

7 Kingsway

WARE, Ware

Spacious chain-free 2-bedroom ground floor maisonette with private garden and garage, ideally located on the popular Kingshill development, close to local shops, Ware town centre and mainline station.

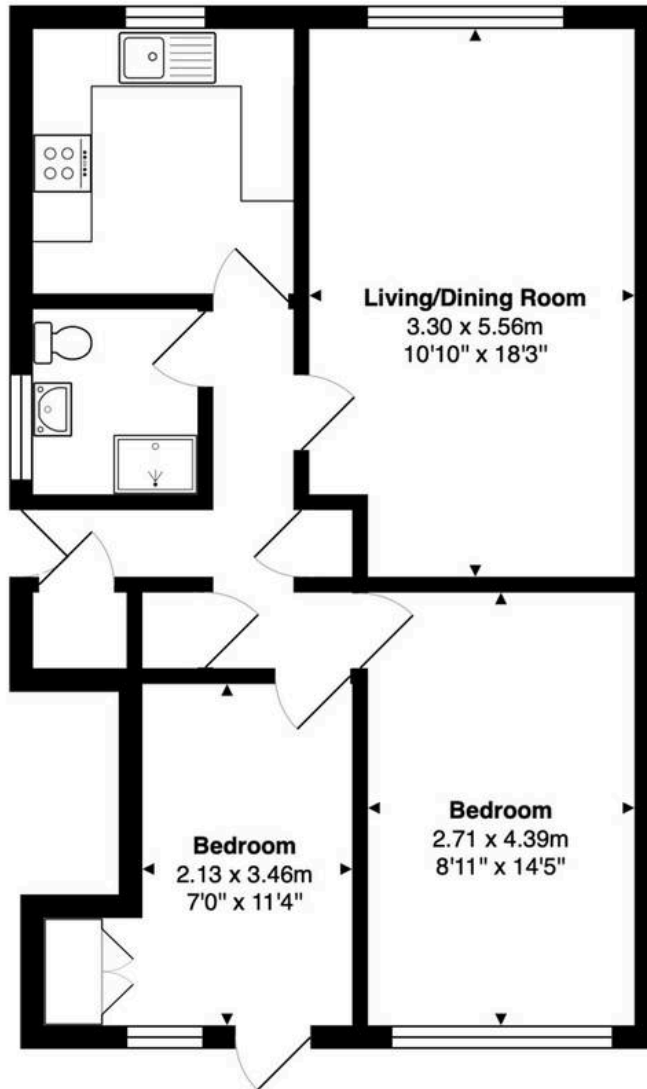
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor
Area: 58.8 m² ... 633 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:

Entrance Hall

With three built in storage cupboards, radiator, doors to:

Living/Dining Room

10' 10" x 18' 3" (3.30m x 5.56m)

With double glazed floor to ceiling window, electric feature fireplace, radiator.

Kitchen

With double glazed window. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in double oven, hob with extractor over, appliance space, tiled splash back areas, wood effect flooring, radiator.

Bedroom One

8' 11" x 14' 5" (2.71m x 4.39m)

With double glazed window overlooking the garden, radiator.

Bedroom Two

7' 0" x 11' 4" (2.13m x 3.46m)

Currently used as a dining room with direct access to the private garden, radiator, built in storage cupboard.

Shower Room

Double glazed window with obscure glass. Fitted with a suite comprising shower cubicle, pedestal wash hand basin, low flush wc, fully tiled, radiator.





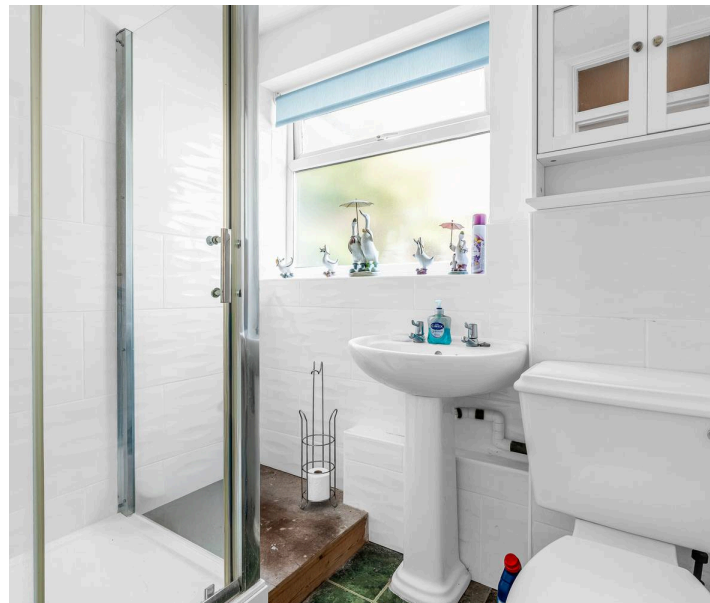
GARDEN

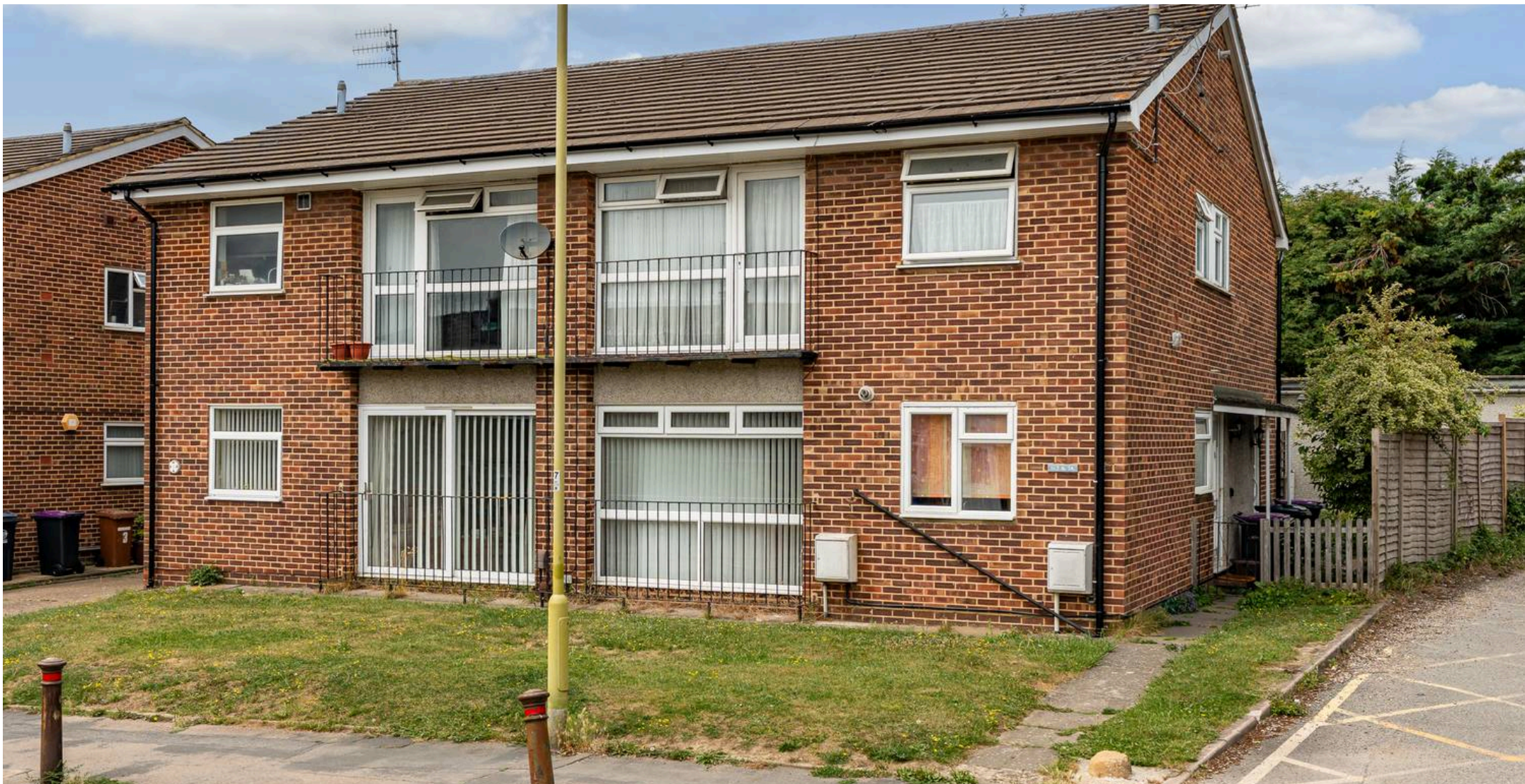
The property benefits from a private rear garden with access from the side and also access from bedroom two. The garden has been paved and there is trellising to most boundaries.

GARAGE EN BLOC

1 Parking Space

Beyond the garden there is a garage en bloc with power and light connected.





Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk