



Elliot Heath
ESTATE AGENTS

52 Parnel Road, Ware

Guide Price **£315,000**

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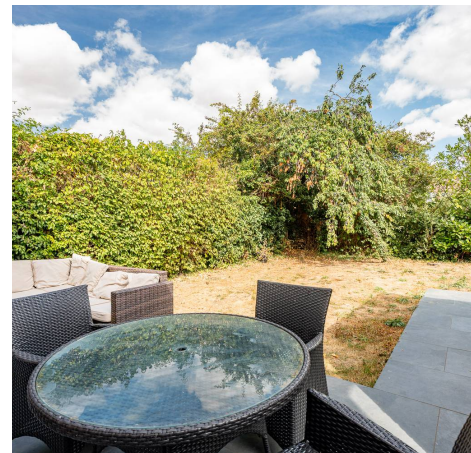
Ware

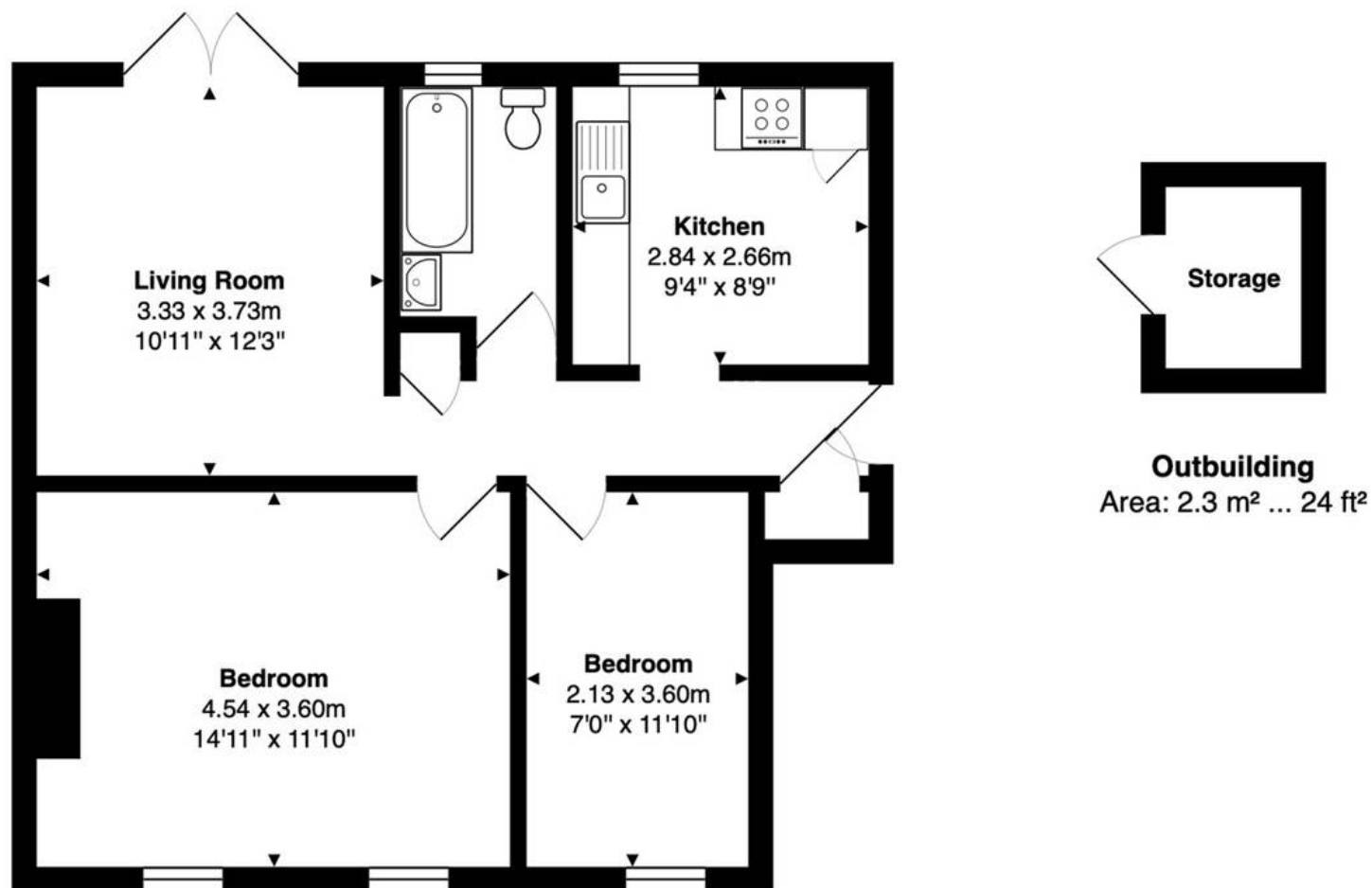
Upgraded 2-bed ground floor maisonette with direct garden access from the living room, spacious accommodation throughout, located on the outskirts of Ware's town centre & station, long lease. Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D





Ground Floor
Area: 56.2 m² ... 604 ft²

Total Area: 58.4 m² ... 629 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 built in storage cupboard, radiator, wood flooring, access to:

Kitchen

9' 4" x 8' 9" (2.84m x 2.66m)

With double glazed window overlooking the garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, built in storage cupboard, wood flooring.

Living Room

10' 11" x 12' 3" (3.33m x 3.73m)

With double glazed double doors opening onto the rear garden, radiator, wood flooring.

Bedroom One

14' 11" x 11' 10" (4.54m x 3.60m)

With two double glazed windows to front aspect, two radiators, wood flooring.

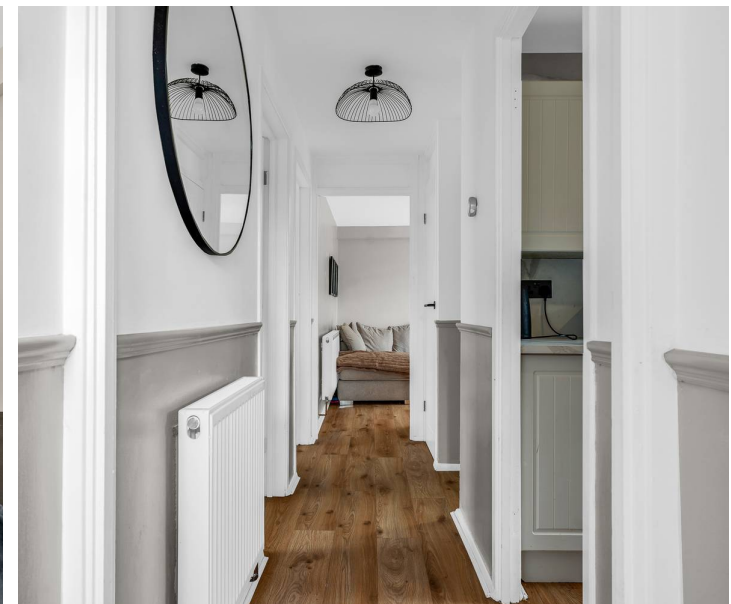
Bedroom Two

7' 0" x 11' 10" (2.13m x 3.60m)

With double glazed window to front aspect, radiator, wood flooring, built in storage cupboard.

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, radiator.





REAR GARDEN

The rear garden is of a very generous size mainly laid to lawn with patio seating area and mature planted borders, useful brick built store.

ON STREET

1 Parking Space

Potential to convert the front garden to parking subject to normal planning consents.





Elliot Heath Estate Agents

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