



Elliot Heath
ESTATE AGENTS

36 Plaxton Way, Ware
Part Buy, Part Rent £210,000

36 Plaxton Way

Ware

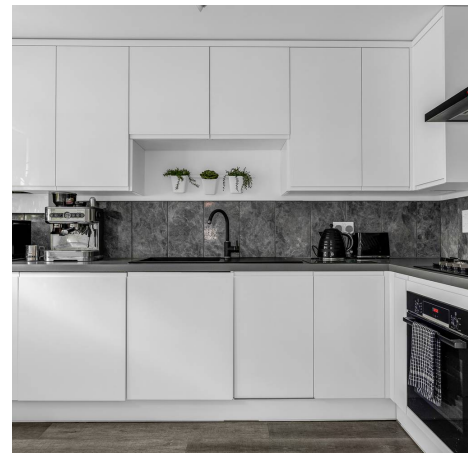
Rare chance to acquire a 40% share of a superb 3-bed detached home in a sought-after Ware development, spacious living accommodation, private garden, 2 parking spaces & easy access to the High Street.

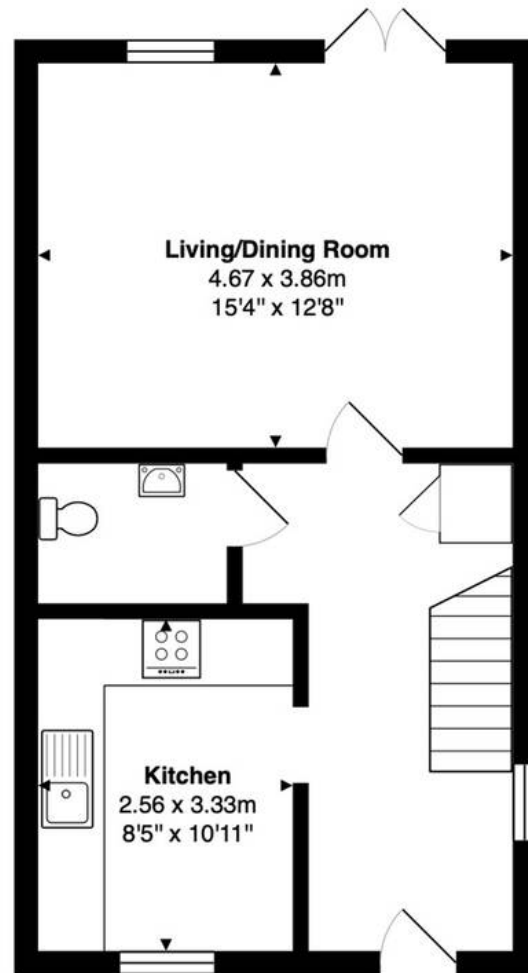
Council Tax band: D

Tenure: Freehold

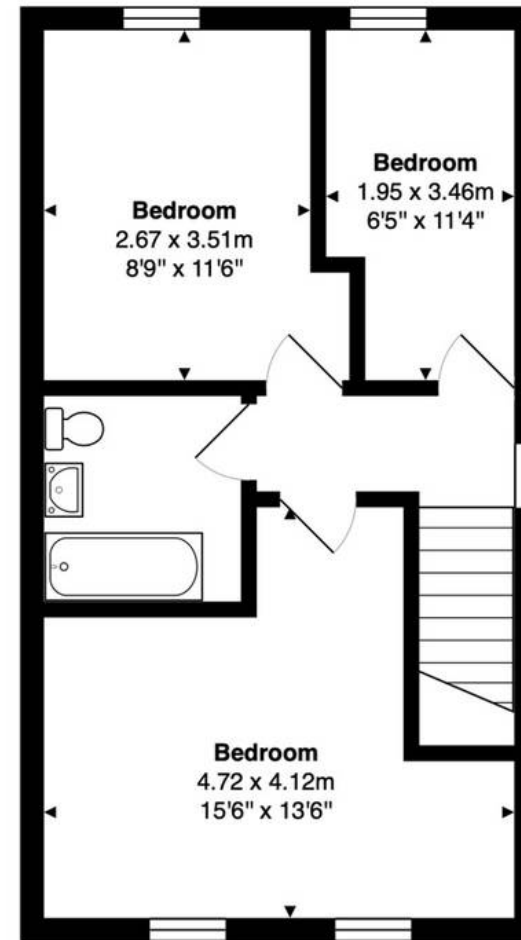
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Ground Floor
Area: 42.4 m² ... 457 ft²



First Floor
Area: 42.0 m² ... 452 ft²

Total Area: 84.5 m² ... 909 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 Hall

With double glazed window to side aspect, stairs rising to first floor landing, radiator, built in storage cupboard, wood effect flooring, doors to:

Downstairs WC

Fitted with a suite comprising dual flush wc, pedestal wash hand basin, tiled splash back areas, tiled flooring, radiator.

Kitchen

8' 5" x 10' 11" (2.56m x 3.33m)

With double glazed window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, tiled splash back areas, wood effect flooring, radiator.

Living/Dining Room

15' 4" x 12' 8" (4.67m x 3.86m)

With double glazed double doors and window onto the rear garden, wood effect flooring, radiator.

First Floor Landing

With double glazed window to side aspect, loft access, radiator, doors to:

Bedroom One

15' 6" x 13' 6" (4.72m x 4.12m)

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

Bedroom Two

8' 9" x 11' 6" (2.67m x 3.51m)

With double glazed window to rear aspect, radiator, wood effect flooring.

Bedroom Three

6' 5" x 11' 4" (1.95m x 3.46m)

With double glazed window to rear aspect, radiator, wood effect flooring.

Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, radiator.





FRONT GARDEN

Front garden laid with artificial grass and gated access to the rear garden.

REAR GARDEN

Low maintenance rear garden laid with decked seating area, artificial grass, raised beds, timber garden shed and gated rear access.

ALLOCATED PARKING

2 Parking Spaces

Two allocated parking spaces.







Elliot Heath Estate Agents

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