



Elliot Heath
ESTATE AGENTS

113 The Hyde, WARE
Guide Price **£415,000**

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WARE, Ware

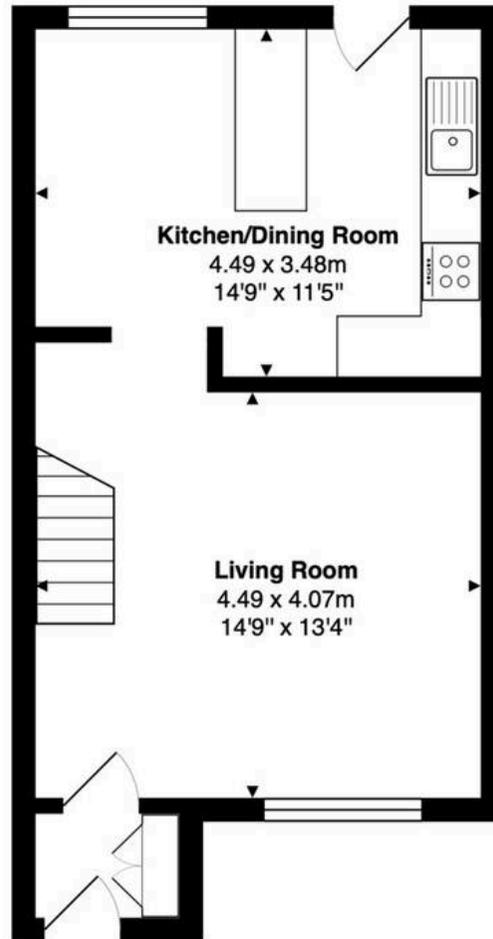
Beautifully presented 3-bed family home on popular Hyde development. Features living room, kitchen/dining room, landscaped garden, allocated parking. Close to Ware town centre and A10. Council Tax band: D

Tenure: Freehold

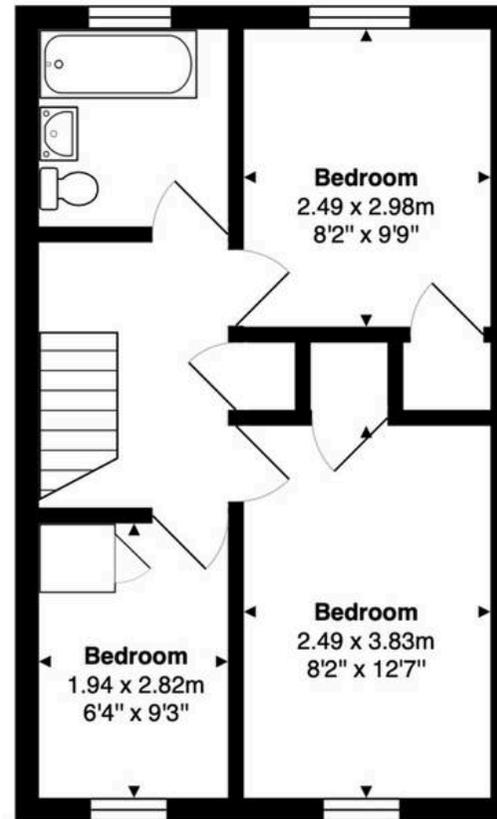
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Ground Floor
Area: 36.4 m² ... 391 ft²



First Floor
Area: 35.1 m² ... 378 ft²

Total Area: 71.5 m² ... 769 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

Upvc double glazed entrance door giving access to:

Entrance Lobby

With door to:

Living Room

14' 9" x 13' 4" (4.49m x 4.07m)

With Upvc double glazed window to front aspect, stairs rising to first floor landing, radiator, open to:

Kitchen/Dining Room

14' 9" x 11' 5" (4.49m x 3.48m)

With Upvc double glazed windows to rear aspect and Upvc double glazed door giving access to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with hob and extractor fan over, integrated appliances, breakfast bar, tiled splash back areas, wood effect flooring, radiator.

First Floor Landing

With built in storage cupboard and doors to:

Bedroom One

8' 2" x 12' 7" (2.49m x 3.83m)

With double glazed Upvc window to front aspect, storage cupboard/wardrobe, radiator.

Bedroom Two

8' 2" x 9' 9" (2.49m x 2.98m)

With Upvc double glazed window to rear aspect, fitted cupboard/wardrobe, radiator.

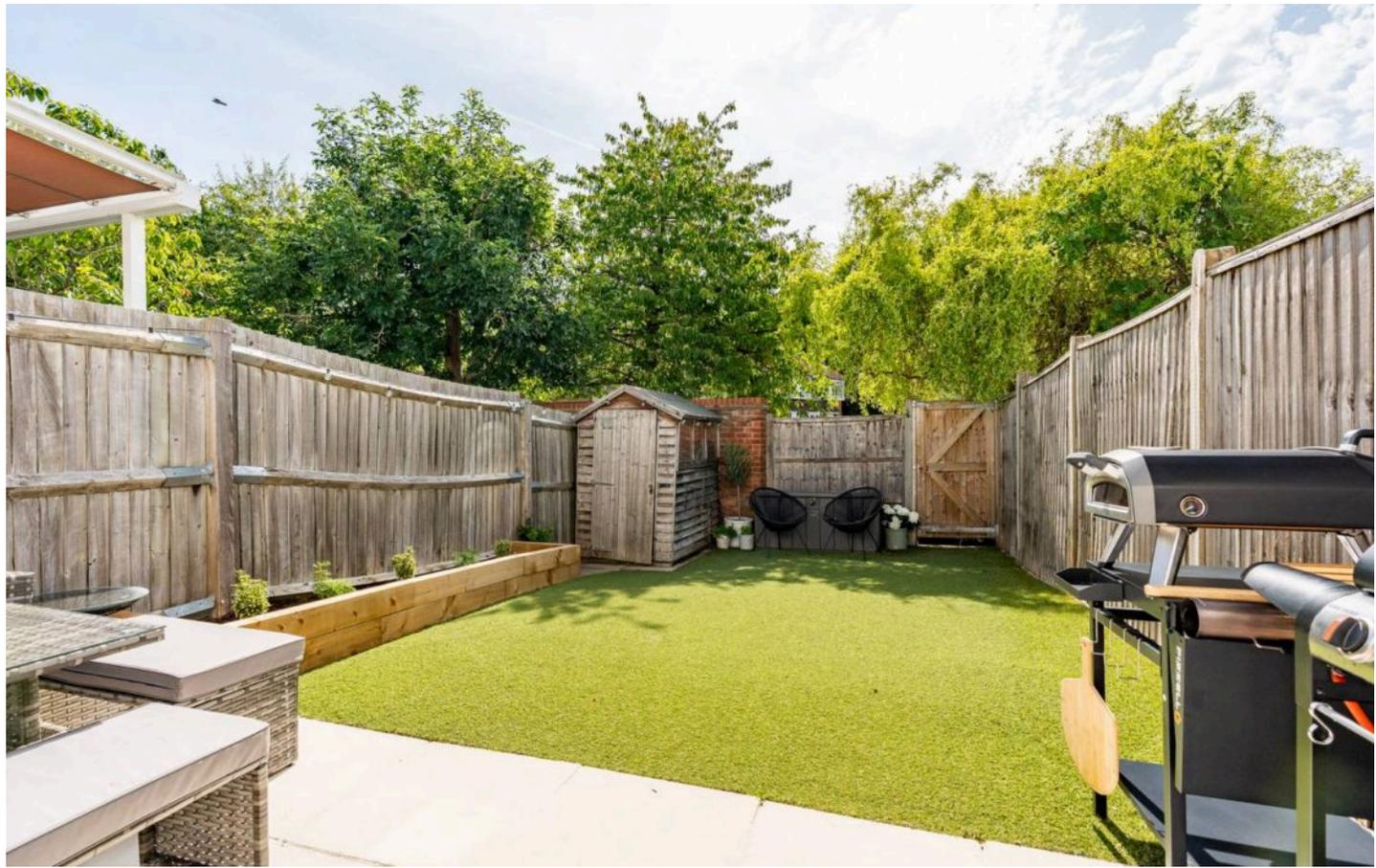
Bedroom Three

6' 4" x 9' 3" (1.94m x 2.82m)

With Upvc double glazed window to front aspect, over stairs storage cupboard, radiator.

Bathroom

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





FRONT GARDEN

Low maintenance front garden laid with slate.

REAR GARDEN

The rear garden benefits from a patio area to the immediate rear of the property which in turn leads to an artificial lawn area with garden shed and gated rear access.

ALLOCATED PARKING

1 Parking Space

The property benefits from allocated parking for one car with ample visitors spaces.







Elliot Heath Estate Agents

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