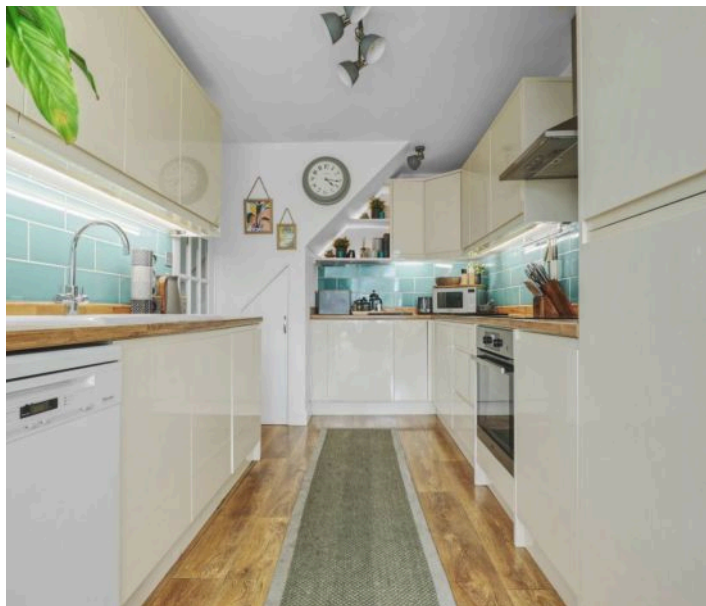




2 Clifton Way, WARE

£540,000 Freehold

3 Bedrooms • Fully Refurbished • Front, Side & Rear Garden • Driveway to Rear • Garage to Rear •
South/West Facing Garden • Extended • Beautifully Presented



Accommodation Comprises:

Entrance Hall

Lounge

13' 11" x 10' 5" (4.24m x 3.18m)

Kitchen

13' 3" x 7' 11" (4.04m x 2.41m)

Conservatory

14' 8" x 12' 1" (4.47m x 3.68m)

Utility

Shower Room

Landing

Bedroom One

13' 11" x 10' 5" (4.24m x 3.18m)

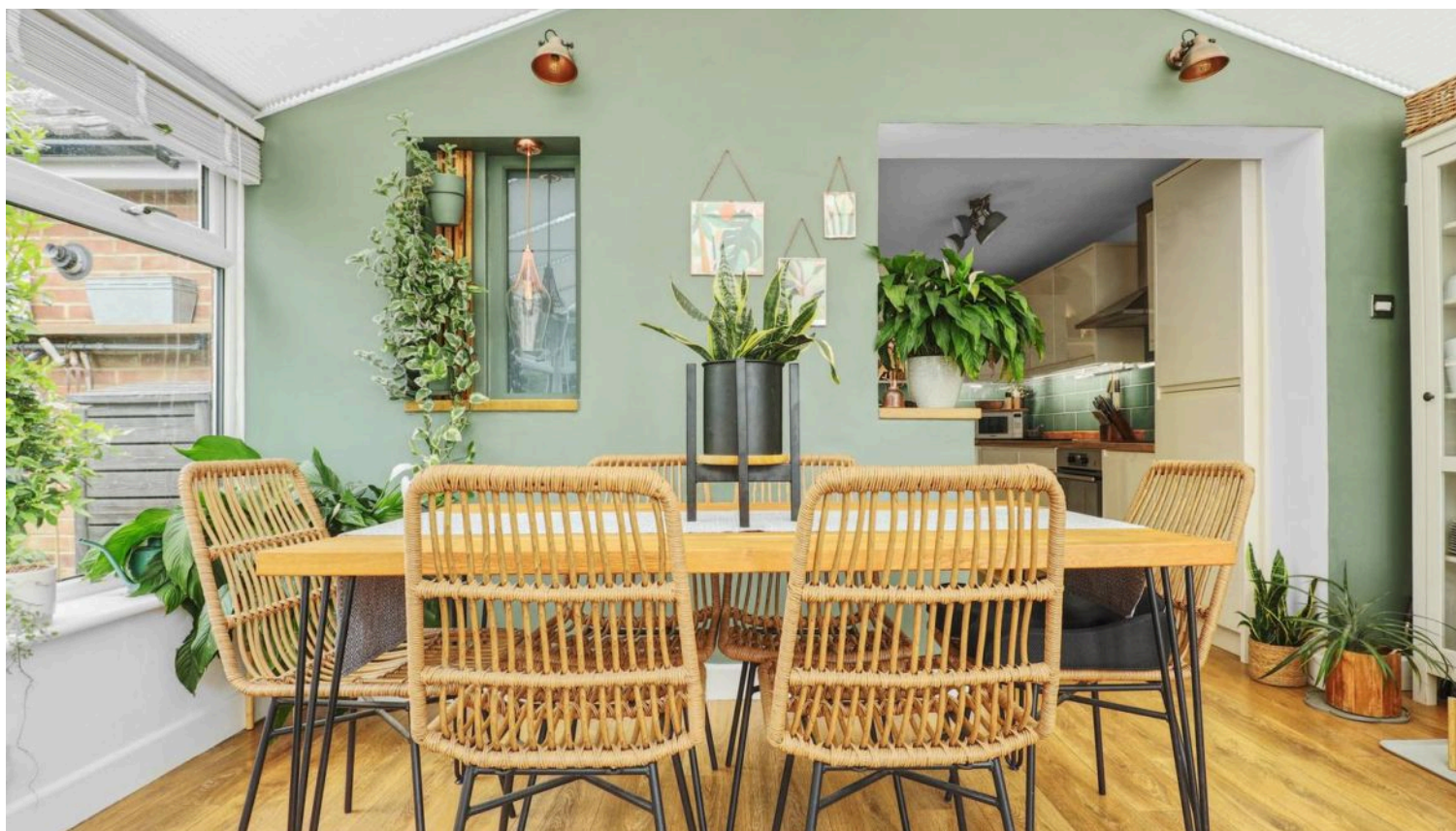
Bedroom Two

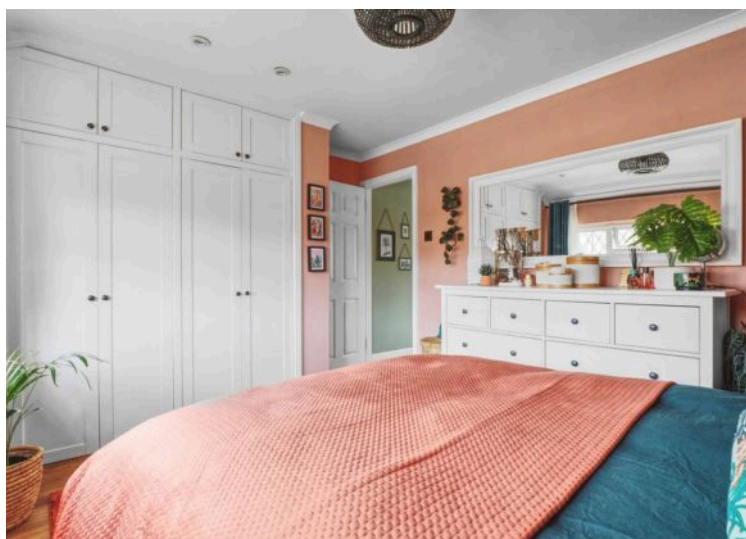
10' 11" x 7' 3" (3.33m x 2.21m)

En-Suite W/C

Bedroom Three

7' 6" x 6' 7" (2.29m x 2.01m)



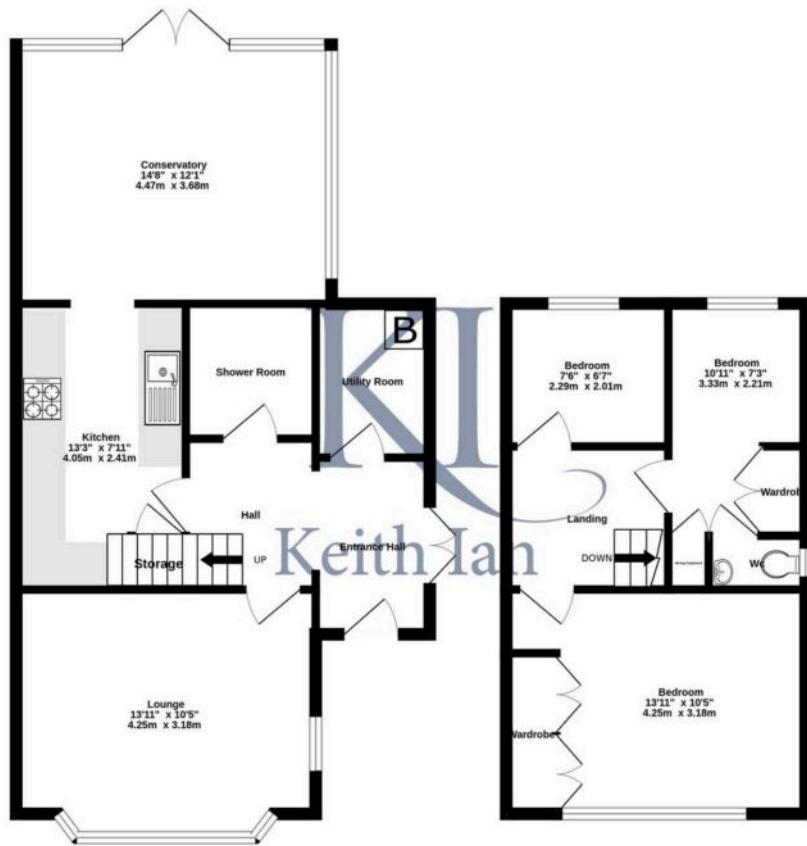






Ground Floor
599 sq.ft. (55.6 sq.m.) approx.

1st Floor
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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