



## Parnel Road, Ware

£440,000 Freehold

South Facing Garden • Modern Kitchen with Integrated Appliances • Extended Kitchen/Diner • Double Driveway • Downstairs W/C • Side Access • Refitted Bathroom • Rain Sensing Skylights



### Accommodation Comprises:

-

#### Lounge

11' 1" x 13' 5" (3.38m x 4.08m)

#### Kitchen

13' 1" x 13' 5" (3.99m x 4.09m)

#### Dining room

8' 7" x 9' 8" (2.62m x 2.95m)

#### W/C

-

#### Landing

-



#### Bedroom One

12' 8" x 14' 4" (3.85m x 4.37m)

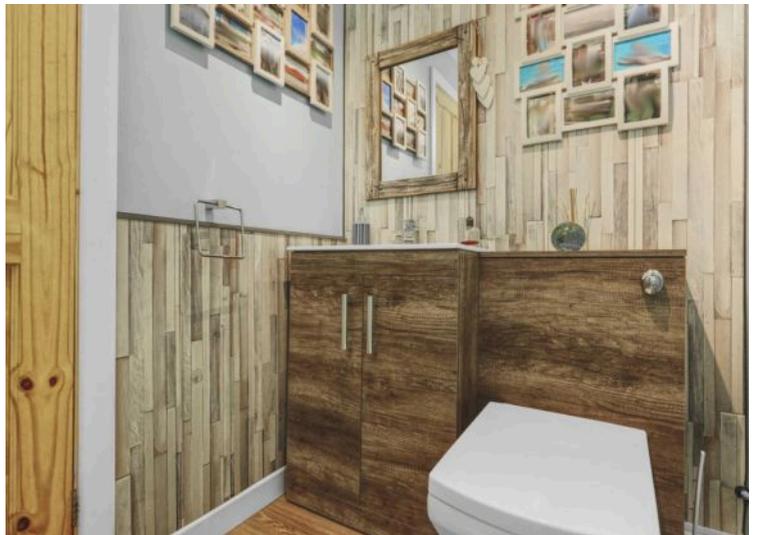
#### Bedroom Two

8' 8" x 10' 10" (2.64m x 3.30m)

#### Bathroom

-

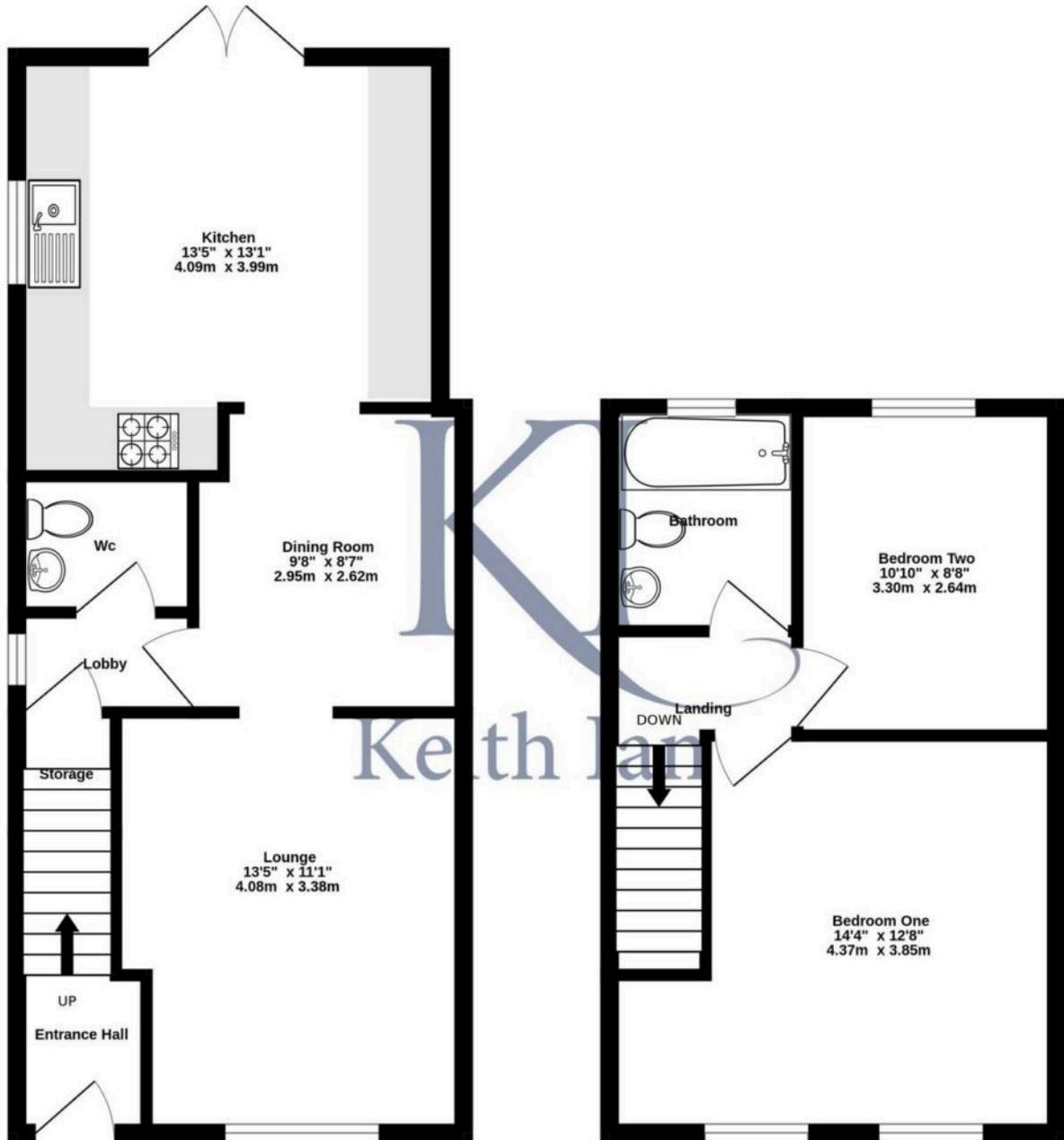






Ground Floor  
477 sq.ft. (44.3 sq.m.) approx.

1st Floor  
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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.  
Made with Metropix ©2025