



**Elliot Heath**  
ESTATE AGENTS

**2a Cromwell Road, Ware**  
Guide Price **£485,000**

# 2a Cromwell Road

Ware, Ware

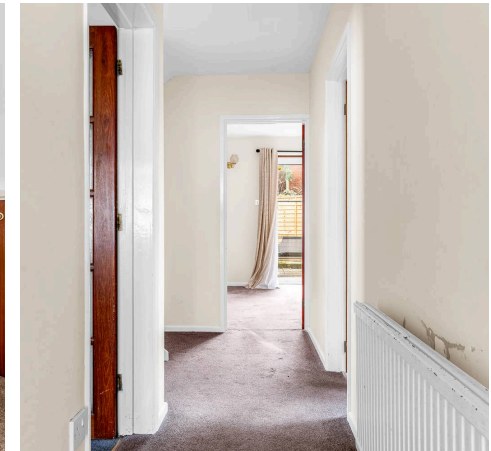
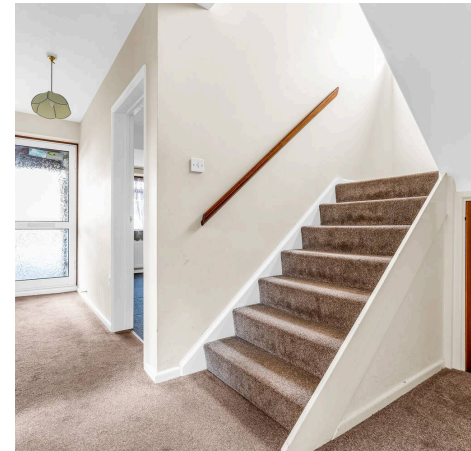
Detached three-bedroom home requiring modernisation, offered with vacant possession. Includes living/dining room, kitchen, family room, garden and off-street parking. Close to Ware town centre.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



### **Entrance Hall**

With stairs rising to first floor landing, radiator, under stairs storage cupboard, doors to:

### **Downstairs WC**

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising wash hand basin, wc, tiled splash back areas, radiator.

### **Family Room**

8' 0" x 14' 4" (2.45m x 4.38m)

With double glazed window to front aspect, radiator.

### **Kitchen**

7' 1" x 9' 5" (2.16m x 2.88m)

With double glazed window and door to side aspect. 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, radiator.

### **Living/Dining Room**

19' 6" x 13' 1" (5.95m x 4.00m)

With double glazed window and sliding patio doors to the rear garden, feature fireplace, two radiators.

### **First Floor Landing**

With double glazed window to side aspect, built in storage cupboard, radiator, doors to:

### **Bedroom One**

19' 7" x 9' 8" (5.96m x 2.94m)

With two double glazed windows to rear aspect, two radiators, built in wardrobe cupboards with mirrored sliding doors.

### **Bedroom Two**

10' 3" x 9' 8" (3.13m x 2.94m)

With double glazed window to front aspect, radiator.

### **Bedroom Three**

8' 8" x 8' 4" (2.65m x 2.54m)

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





### **Bathroom**

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

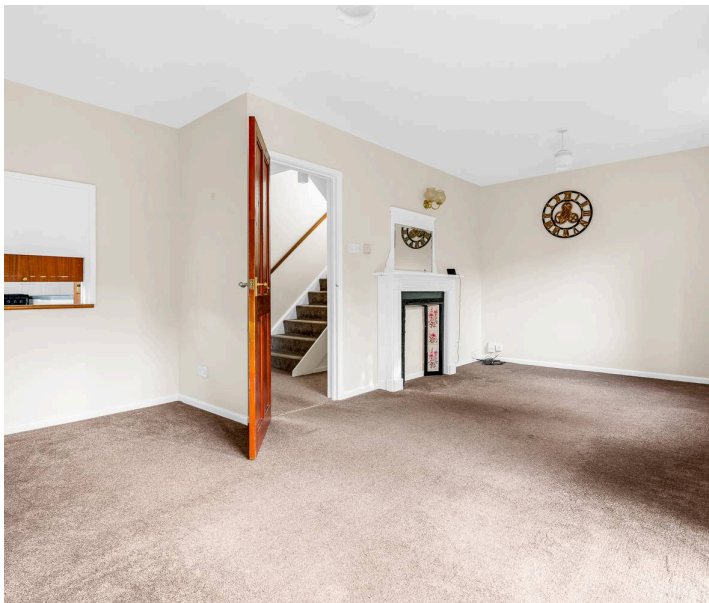
### **Rear Garden**

Low maintenance southerly aspect garden predominantly laid with paving with gated access to the front.

### **Driveway**

2 Parking Spaces

Driveway providing off street parking.







## Elliot Heath Estate Agents

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