



Elliot Heath
ESTATE AGENTS

2a Cromwell Road, Ware
Guide Price **£475,000**

2a Cromwell Road

Ware, Ware

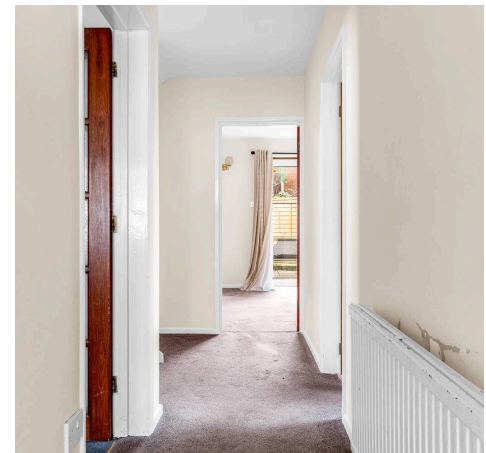
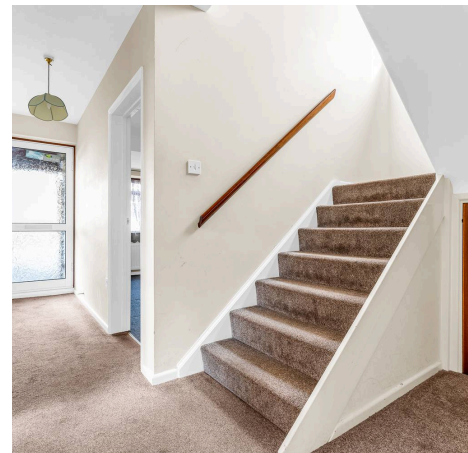
Detached three-bedroom home requiring modernisation, offered with vacant possession. Includes living/dining room, kitchen, family room, garden and off-street parking. Close to Ware town centre.

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

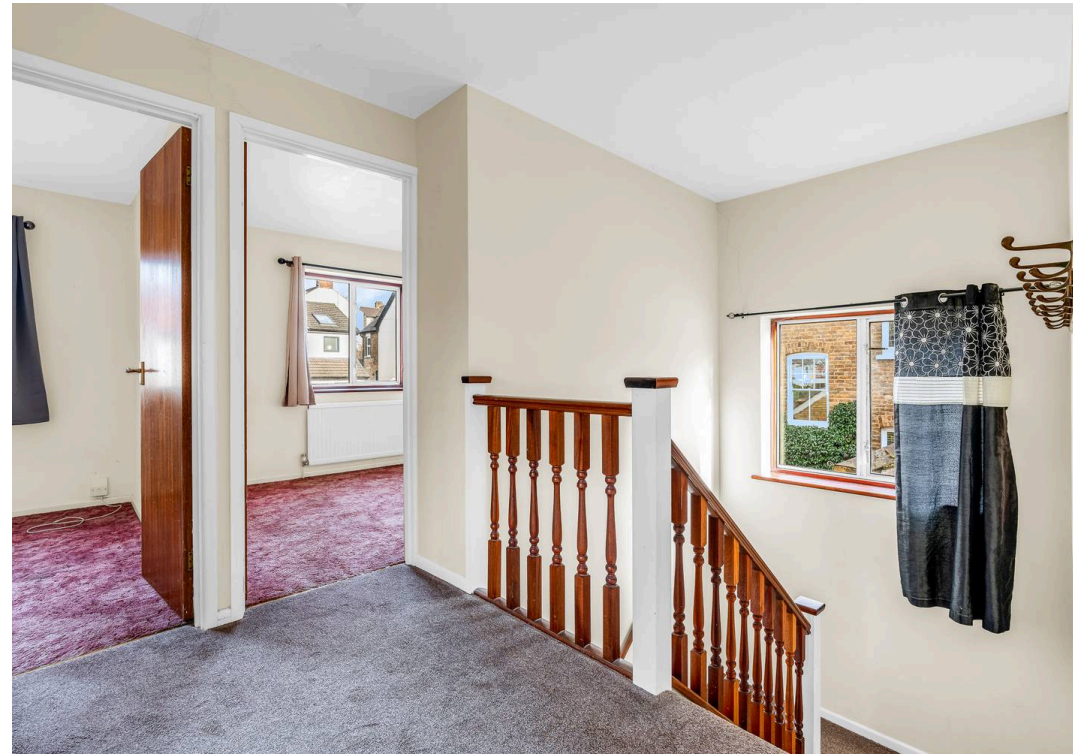
Low maintenance southerly aspect garden predominantly laid with paving with gated access to the front.

Driveway

2 Parking Spaces

Driveway providing off street parking.







Elliot Heath Estate Agents

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