



Elliot Heath
ESTATE AGENTS

5 Black Swan Court, Priory Street
Guide Price £350,000

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Priory Street, Ware

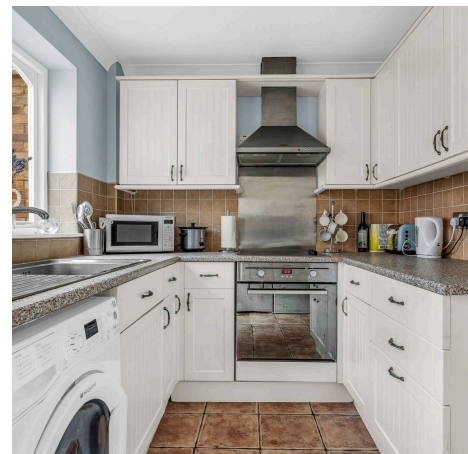
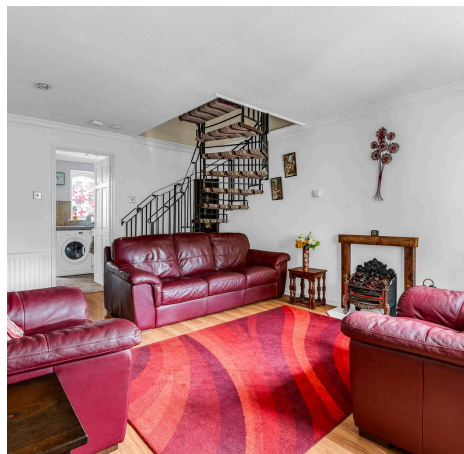
Rarely available two-bedroom mews home in the heart of Ware with living room, kitchen, conservatory, courtyard garden, parking and easy walk to the station and High Street amenities.

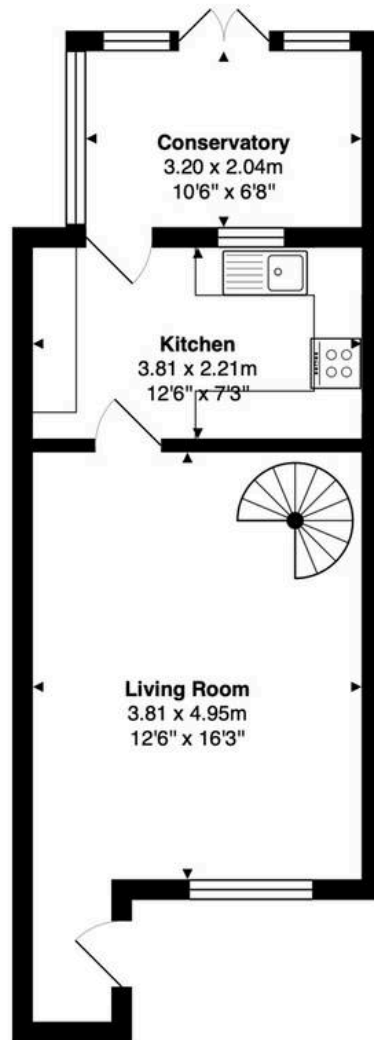
Council Tax band: D

Tenure: Freehold

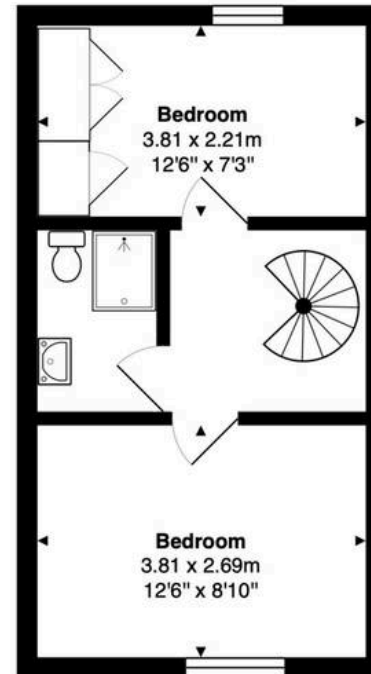
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Ground Floor
Area: 36.7 m² ... 395 ft²



First Floor
Area: 27.9 m² ... 300 ft²

Total Area: 64.6 m² ... 696 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

Private front entrance door to:

Living Room

12' 6" x 16' 3" (3.81m x 4.95m)

With double glazed window to front aspect, feature fireplace, two radiators, wood effect flooring, spiral staircase rising to first floor landing, door to:

Kitchen

12' 6" x 7' 3" (3.81m x 2.21m)

With double glazed window and door to the conservatory. 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 over, appliance space, wall mounted boiler, tiled splash back areas, tiled flooring.

Conservatory

10' 6" x 6' 8" (3.20m x 2.04m)

Of brick and double glazed construction with double doors opening onto the courtyard garden, wood effect flooring.

First Floor Landing

With doors to:

Bedroom One

12' 6" x 8' 10" (3.81m x 2.69m)

With double glazed window to front aspect, radiator.

Bedroom Two

12' 6" x 7' 3" (3.81m x 2.21m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards.

Shower Room

Fitted with a suite comprising shower cubicle, pedestal wash hand basin, dual flush wc, fully tiled, radiator.





GARDEN

Paved courtyard garden with gated rear access.

ALLOCATED PARKING

1 Parking Space

Allocated parking space.





Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk