



Elliot Heath
ESTATE AGENTS

17 The Blanes, WARE
Guide Price **£220,000**

17 The Blanes

WARE, Ware

Ground floor 1-bed maisonette in Old Vicarage development. Open plan reception/ kitchen, double bedroom, bathroom, gas heating, double glazed windows, private garden, allocated parking. Close to town centre and railway station. No onward chain.

Call 01920 293333 to view.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

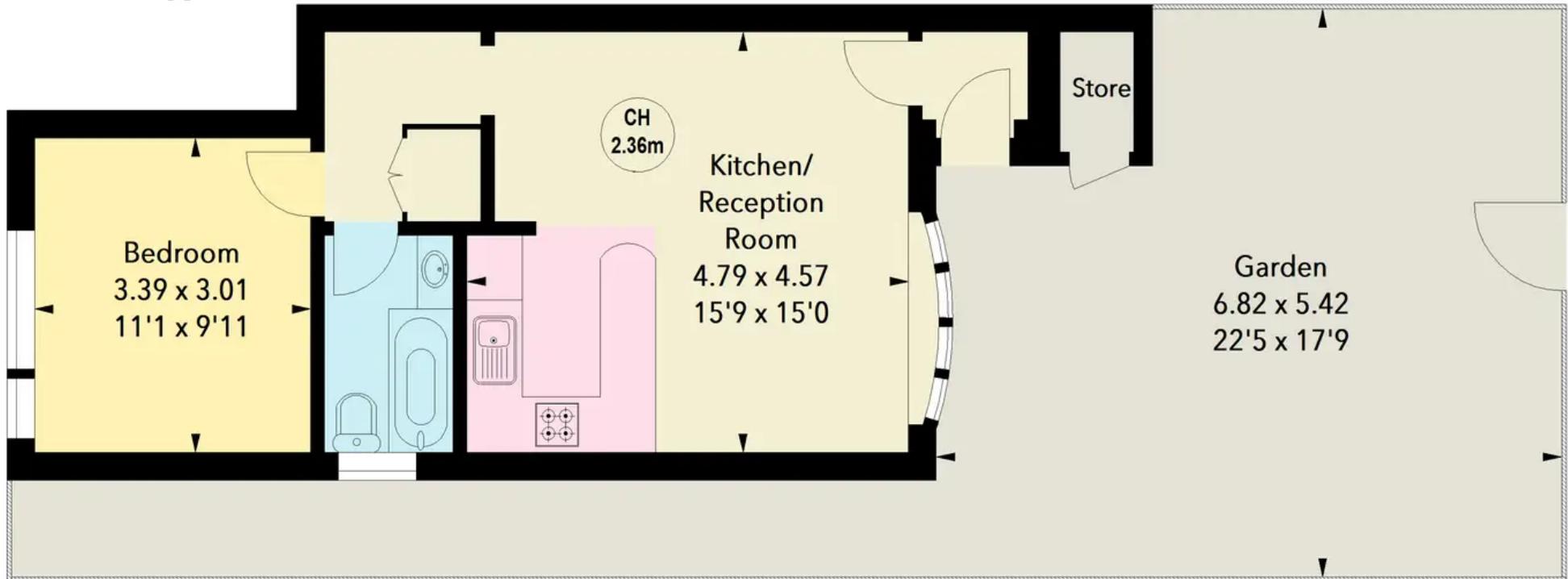


The Blanes, SG12

Approximate Area = 40.97 sq m / 441 sq ft



Key :
CH - Ceiling Height



Ground Floor

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.

© Orange Tree Photography

Accommodation

Private front entrance door to:

Entrance Lobby

With door to:

Kitchen/Reception Room

15' 9" x 15' 0" (4.80m x 4.57m)

Reception Room

With double glazed bay window to front aspect, wood flooring, radiator, open to:

Kitchen

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, tiled splash back areas, tiled flooring, breakfast bar.

Rear Lobby

With built in storage cupboard and doors to:

Bedroom

11' 1" x 9' 11" (3.38m x 3.02m)

With double glazed window to rear aspect, radiator.

Bathroom

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





GARDEN

The property benefits from a private garden which is predominantly laid to lawn with flower and shrub borders and paved pathway. There is also access to a useful brick built store cupboard.

ALLOCATED PARKING

1 Parking Space

Allocated parking space.





Elliot Heath Estate Agents

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