



Elliot Heath
ESTATE AGENTS

64 The Hyde, WARE – SG12 0ER
Guide Price **£220,000**

64 The Hyde

WARE, Ware

Elliot Heath are pleased to offer this well presented one double bedroom first floor apartment with an extended lease, located within this popular residential road. The property offers excellent accommodation that benefits from ample storage space, generous reception room, larger than average bedroom, modern kitchen and bathroom, gas central heating, communal gardens with drying area, an allocated parking space together with ample visitors parking. Ware it self-offers a comprehensive range of shops, bars, and restaurants together with a main line railway station serving London's Liverpool Street. Call 01920 29 33 33 to arrange your viewing.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Accommodation

Communal front entrance door leading to :

Entrance Hall

With two large built in storage cupboards, radiator, doors to:

Living Room

13' 4" x 12' 4" (4.06m x 3.76m)

With double glazed window to rear aspect, radiator, wood effect flooring.

Kitchen

8' 0" x 8' 0" (2.44m x 2.44m)

With double glazed window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with gas hob and extractor over, appliance space, tiled splash back areas, tiled flooring.

Bedroom

13' 4" x 9' 2" (4.06m x 2.79m)

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

Bathroom

With double glazed window with obscure glass to front aspect. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, fully tiled, radiator.





COMMUNAL GARDEN

Set in well maintained communal gardens, with drying area.

ALLOCATED PARKING

1 Parking Space

Allocated parking for one vehicle and additional visitors casual parking.



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