



Elliot Heath
ESTATE AGENTS

126 The Hyde, WARE
Guide Price **£375,000**

126 The Hyde

WARE, Ware

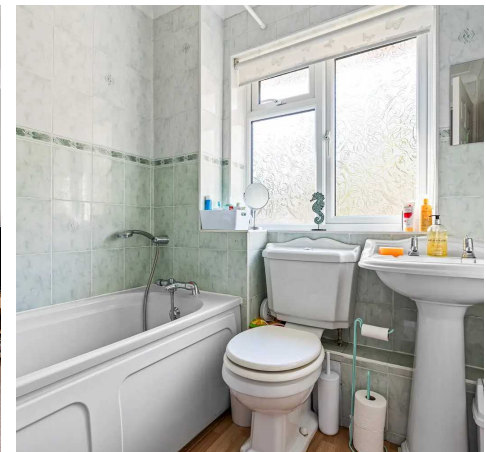
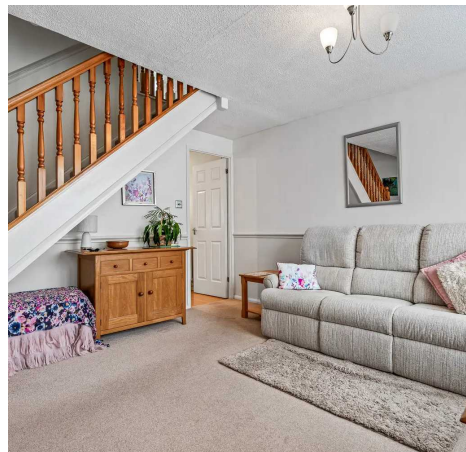
Modern, larger style two-bedroom home in The Hyde development, with living room, kitchen, private rear garden, allocated parking. Ideally located near Ware High Street and railway station. No onward chain. Call 01920 293333 for a viewing appointment.

Council Tax band: D

Tenure: Freehold

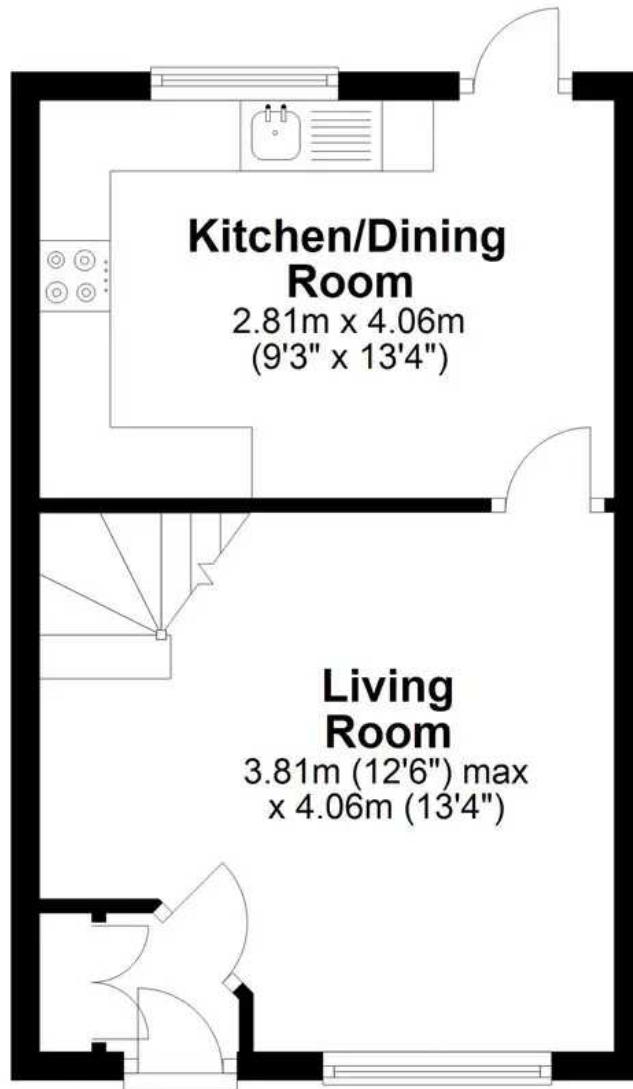
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



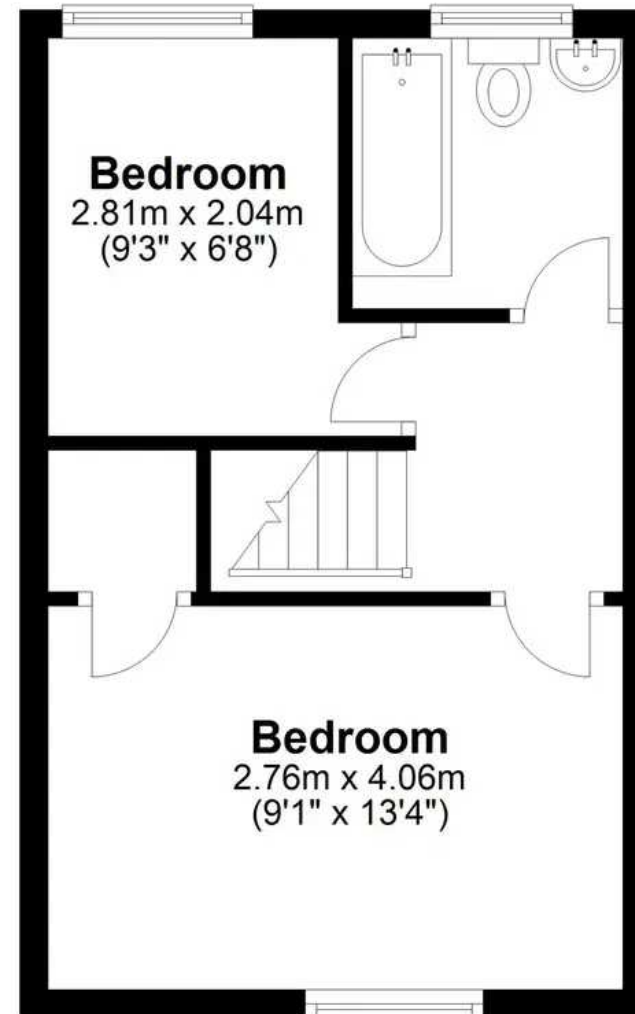
Ground Floor

Approx. 27.3 sq. metres (293.6 sq. feet)



First Floor

Approx. 27.3 sq. metres (293.4 sq. feet)



Total area: approx. 54.5 sq. metres (587.0 sq. feet)

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

Entrance Lobby

With built in storage cupboard and door to:

Living Room

12' 6" x 13' 4" (3.81m x 4.06m)

With double glazed window to front aspect, radiator, stairs rising to first floor landing, door to:

Kitchen/Dining Room

9' 3" x 13' 4" (2.82m x 4.06m)

With double glazed door and window to the rear garden. Fitted with a range of wall and base storage units with worksurfaces over incorporating a sink and drainer unit, appliance space, wall mounted boiler, tiled splash back areas, wood effect flooring, radiator.

First Floor Landing

With doors to:

Bedroom One

9' 1" x 13' 4" (2.77m x 4.06m)

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

Bedroom Two

9' 3" x 6' 8" (2.82m x 2.03m)

With double glazed window to rear aspect, radiator.

Bathroom

With double glazed window with obscure glass to rear aspect. Fitted with a suite comprising panel enclosed bath, pedestal wash hand basin, low flush wc, tiled splash back areas, wood effect flooring, radiator.





FRONT GARDEN

Laid to lawn with steps to entrance door.

REAR GARDEN

A neat and tidy rear garden with patio area and the remainder laid to lawn with rear access. Fenced perimeters, garden shed.

ALLOCATED PARKING

1 Parking Space

Allocated parking with additional visitors parking.





Elliot Heath Estate Agents

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