



Elliot Heath
ESTATE AGENTS

6 Redan Road, WARE
Guide Price **£415,000**

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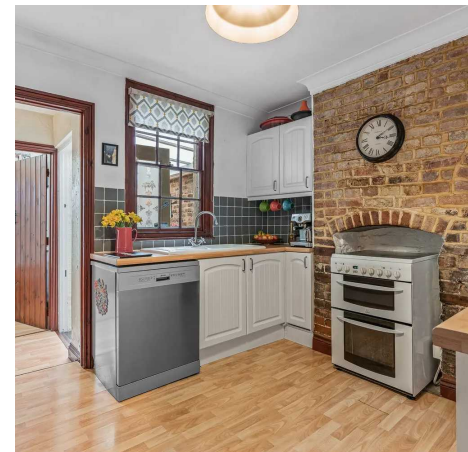
WARE, Ware

Council Tax band: C

Tenure: Freehold

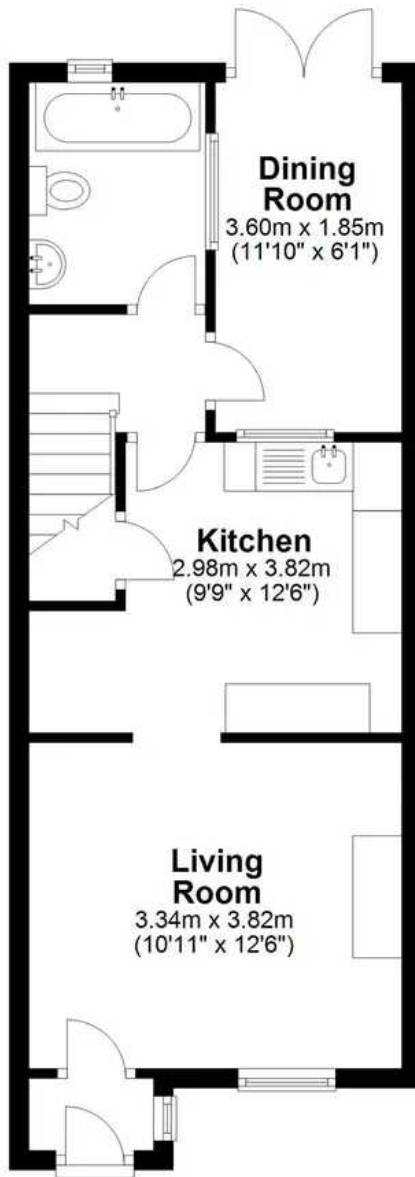
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



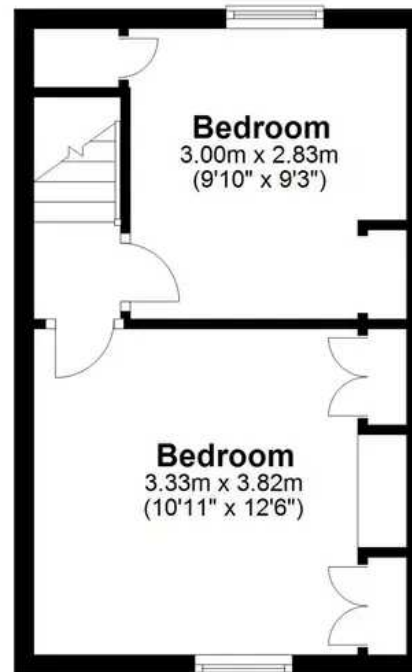
Ground Floor

Approx. 39.5 sq. metres (425.0 sq. feet)



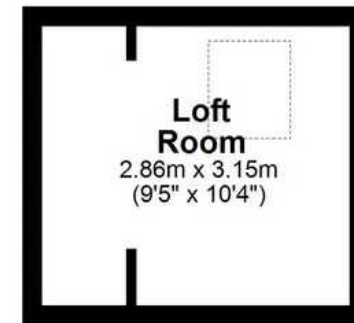
First Floor

Approx. 24.5 sq. metres (264.2 sq. feet)



Second Floor

Approx. 9.0 sq. metres (97.0 sq. feet)



Total area: approx. 73.0 sq. metres (786.1 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

Window to side aspect, door opening to:

Living Room

12' 6" x 10' 11" (3.81m x 3.33m)

A beautiful room, with exposed brick fireplace, window to front aspect, feature brick wall, opening to:

Kitchen

12' 6" x 9' 9" (3.81m x 2.97m)

Fitted with a range of wall and base units, inset sink and drainer unit, space for appliances. Exposed brick feature wall. Under stairs storage cupboard, window to rear aspect. Dorr giving access to:

Rear Lobby

Stairs leading to the first floor, Door to:

Dining Room

11' 10" x 6' 1" (3.61m x 1.85m)

With French doors giving access to the garden, exposed brick feature wall.

Bathroom

White suite comprising; panel enclosed bath with shower over, low level W.C, wash hand basin, window to rear aspect.

First Floor Landing

Doors to bedrooms:

Bedroom One

12' 6" x 10' 11" (3.81m x 3.33m)

Window to front aspect, feature fireplace, fitted cupboards.

Bedroom Two

9' 10" x 9' 3" (3.00m x 2.82m)

Window to rear aspect, fitted cupboard.

Loft Room

10' 4" x 9' 5" (3.15m x 2.87m)

Useful room with Velux window to the rear.

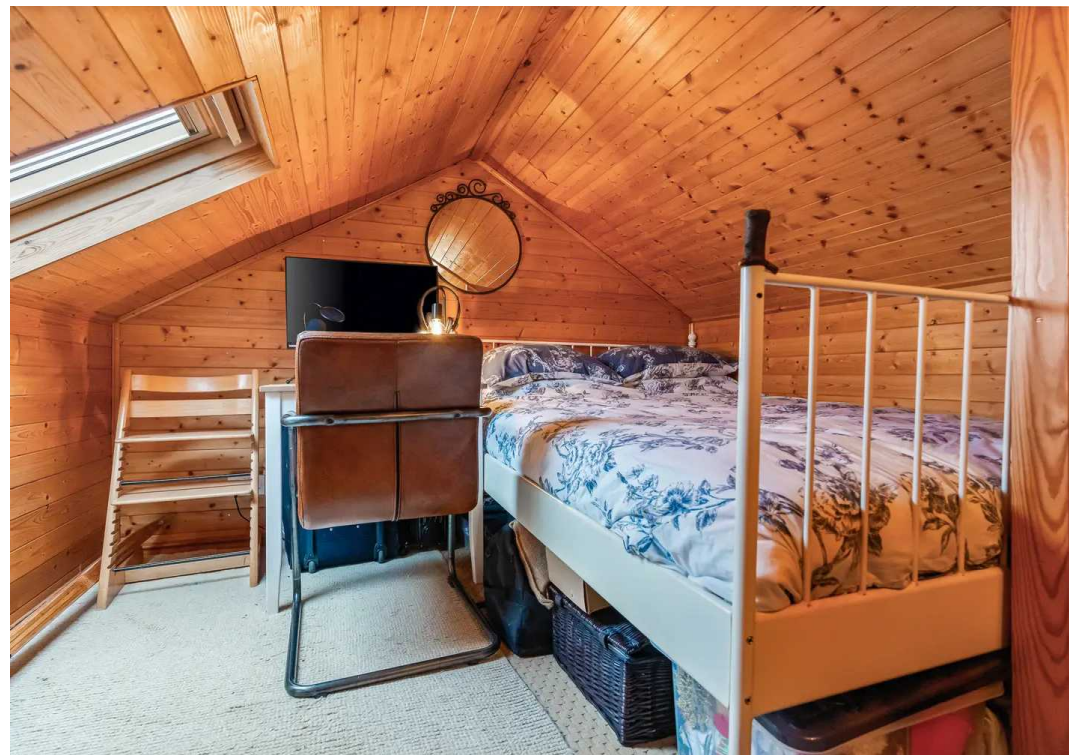




GARDEN

The property benefits from a pleasant rear garden which is paved to the immediate rear with the remainder laid to lawn.







Elliot Heath Estate Agents

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