



Elliot Heath
ESTATE AGENTS

98 Canons Road, WARE
Offers Over **£400,000**

98 Canons Road

WARE, Ware

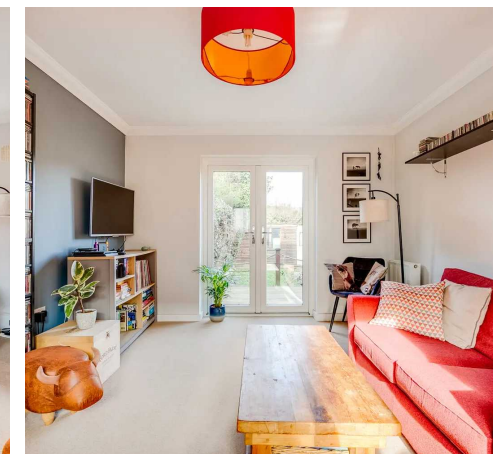
3-bed family home in a quiet cul de sac. Features reception room, kitchen, downstairs WC, and off-street parking for 2 cars. Well-kept rear garden with gated access and garden shed. Close to amenities and schools. Call 01920 293333 to view.

Council Tax band: C

Tenure: Freehold

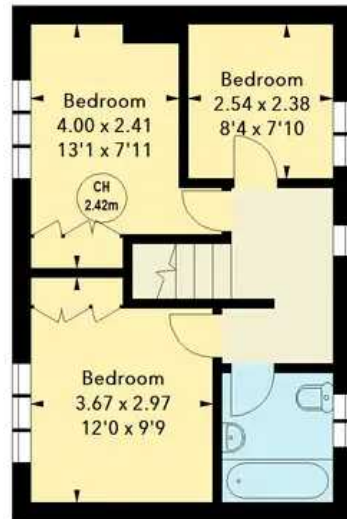
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Canons Road, SG12

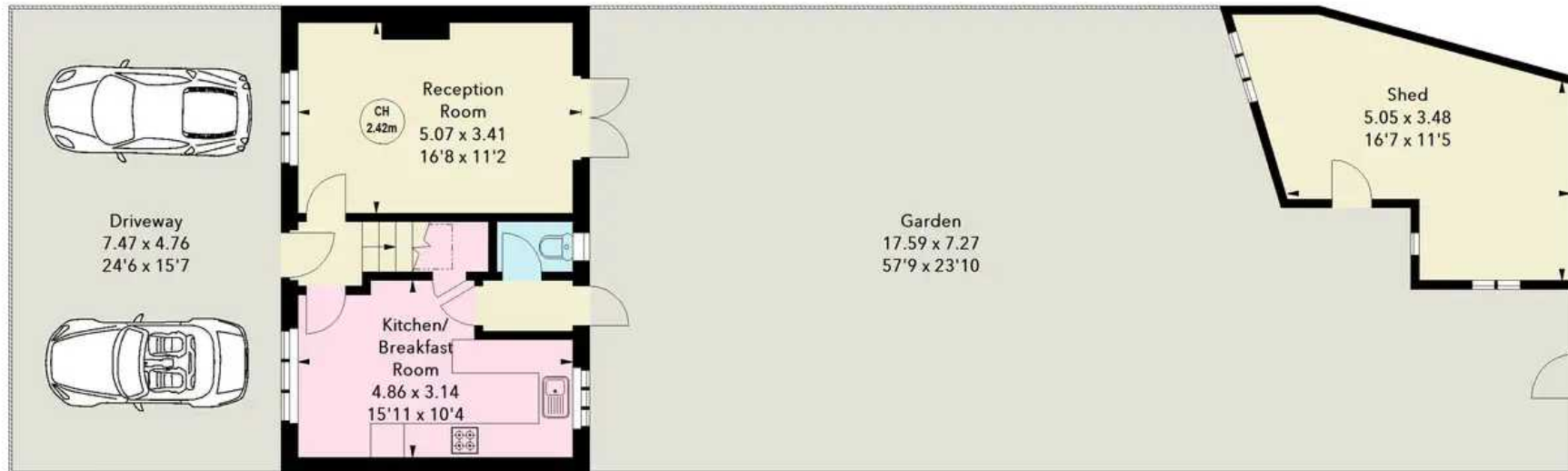
Approximate Area = 76.36 sq m / 822 sq ft
(Excluding Shed)
Shed = 19.42 sq m / 209 sq ft



Key :
CH - Ceiling Height

First Floor

Approx. 38.00 sq m / 409 sq ft



Ground Floor

Approx. 38.37 sq m / 413 sq ft

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

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Entrance Hall

With stairs rising to first floor landing, radiator, doors to:

Reception Room

16' 8" x 11' 2" (5.08m x 3.40m)

Dual aspect with double glazed windows to front aspect and double glazed double doors opening onto the rear garden, feature fireplace, two radiators.

Kitchen/Breakfast Room

15' 11" x 10' 4" (4.85m x 3.15m)

Dual aspect with double glazed windows to front and rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in double oven, gas hob with extractor over, space for fridge/freezer, integrated appliances, built in storage cupboard, tiled flooring, radiator, door to:

Rear Lobby

With tiled flooring, radiator, door to rear garden and door to:

Downstairs WC

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising wash hand basin, dual flush wc, tiled flooring.

First Floor Landing

With double glazed window to rear aspect, doors to:

Bedroom One

12' 0" x 9' 9" (3.66m x 2.97m)

With double glazed window to front aspect, radiator, built in wardrobe cupboards.

Bedroom Two

13' 1" x 7' 11" (3.99m x 2.41m)

With double glazed window to front aspect, radiator, built in wardrobe cupboards.



Bedroom Three

8' 4" x 7' 10" (2.54m x 2.39m)

With double glazed window to rear aspect, radiator.

Bathroom

With double glazed window with obscure glass to rear aspect. Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, wall hung wash hand basin with cupboard enclosure below, dual flush wc, tiled walls, tiled flooring, radiator.





REAR GARDEN

The rear garden is of a good size with large decked seating area, steps give access to lawn together with large timber garden shed and gated access to the rear.

DRIVEWAY

2 Parking Spaces

To the front there is a generous block paved driveway providing off street parking.







Elliot Heath Estate Agents

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