



Elliot Heath
ESTATE AGENTS

25 Farm Close, WARE
Guide Price **£390,000**

25 Farm Close

WARE, Ware

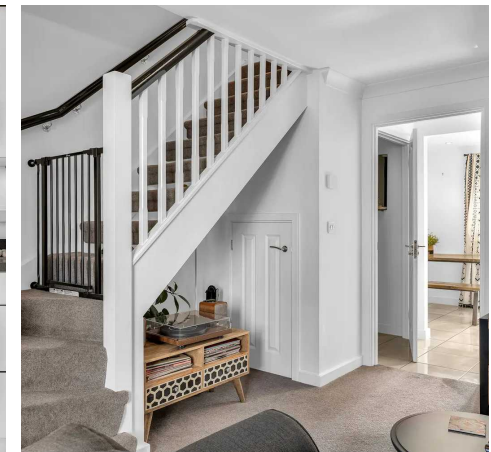
Immaculate modern 2-bed home on outskirts of Ware centre. High spec, entrance lobby, living room, kitchen/dining, W.C, 2 double beds, bathroom, allocated parking, landscaped garden. Call 01920293333 to view.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



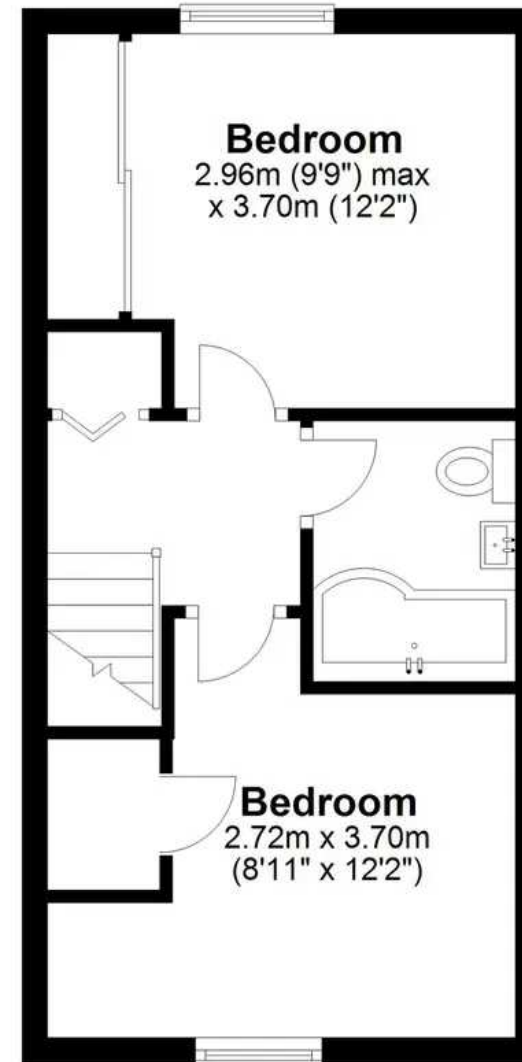
Ground Floor

Approx. 29.4 sq. metres (316.1 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.8 sq. feet)



Total area: approx. 58.9 sq. metres (633.9 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 door to:

Living Room

14' 4" x 12' 2" (4.37m x 3.71m)

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

Kitchen/Dining Room

11' 4" x 12' 2" (3.45m x 3.71m)

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances including oven, hob, extractor, dishwasher and washing machine, space for fridge/freezer, attractive tiled flooring, radiator. Upvc double glazed window and door to the rear garden. Door to:

Downstairs WC

Fitted with a suite comprising wash hand basin, dual flush wc, tiled splash back areas, tiled flooring.

First Floor Landing

With built in storage cupboard and doors to:

Bedroom One

9' 9" x 12' 2" (2.97m x 3.71m)

With Upvc double glazed window to rear aspect, fitted wardrobe cupboard, radiator.

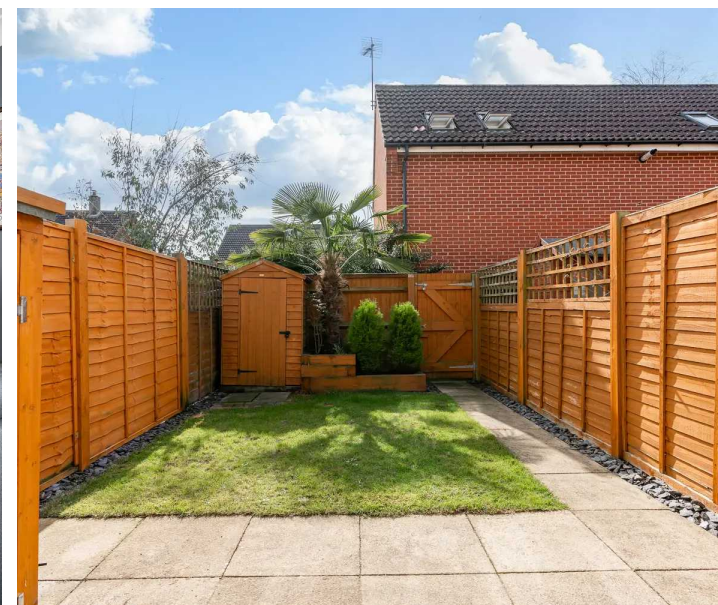
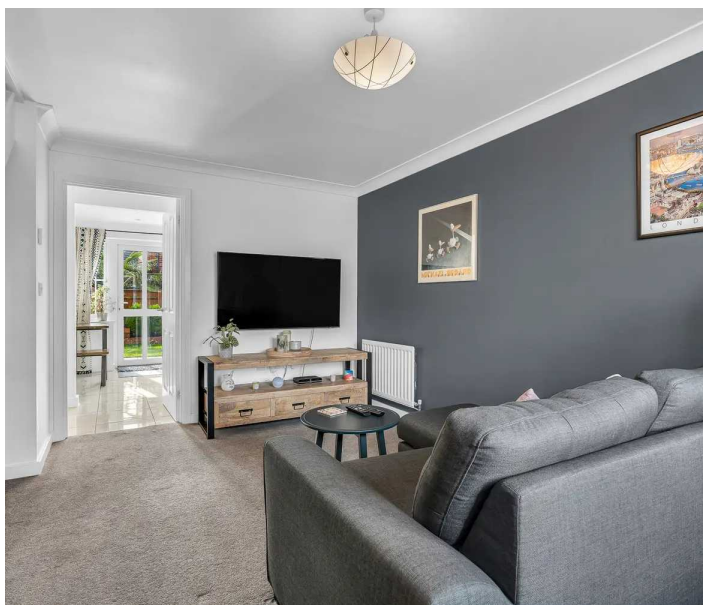
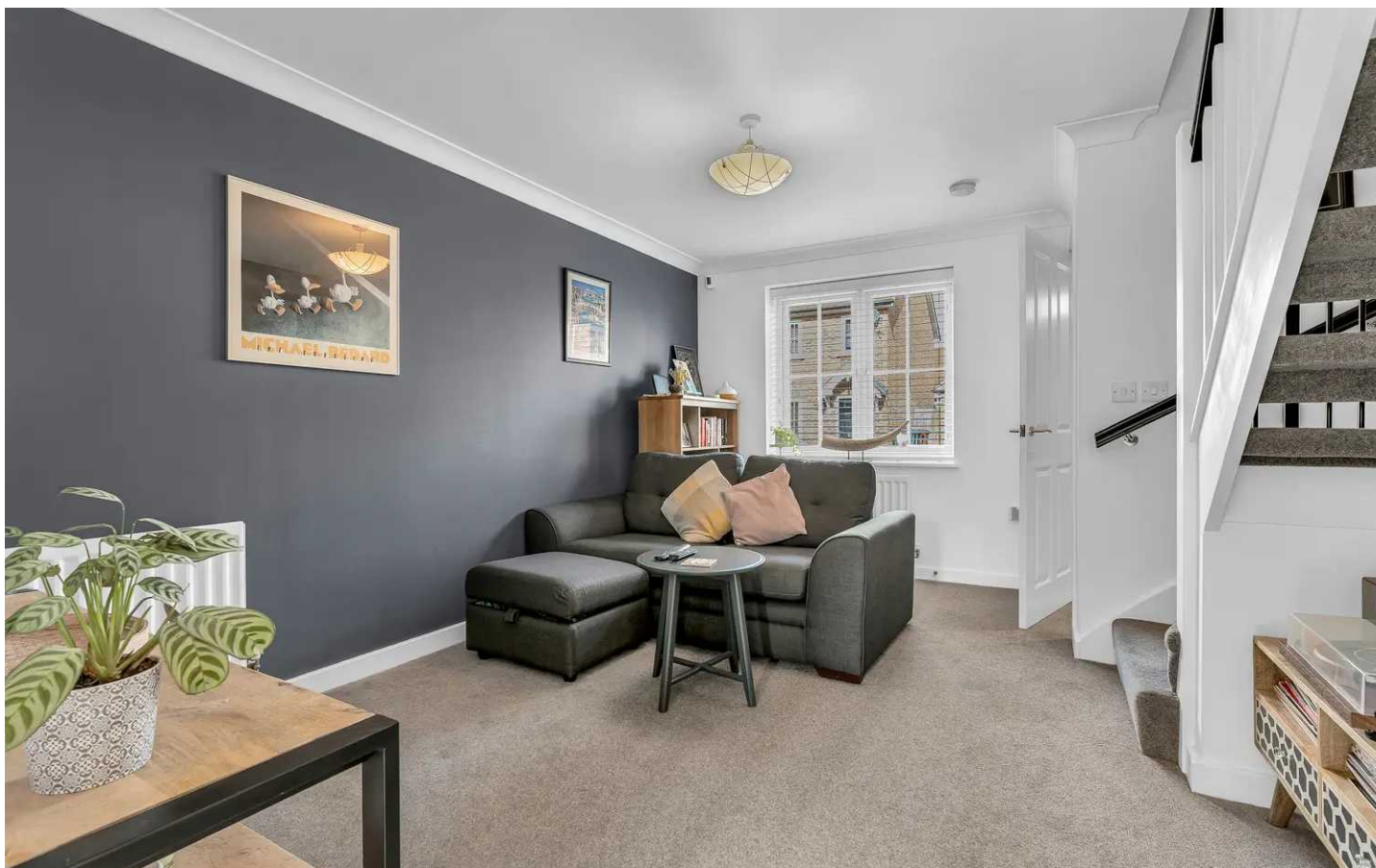
Bedroom Two

8' 11" x 12' 2" (2.72m x 3.71m)

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

Bathroom

Fitted with a suite comprising panel enclosed pea shaped bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern w.c., tiled splash back areas, tiled flooring, heated towel rail.





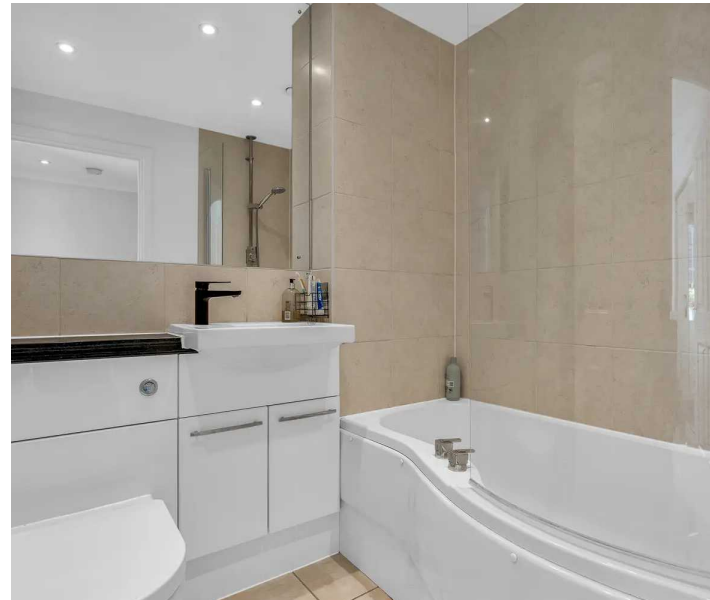
GARDEN

Landscaped rear garden with paved patio seating area leading to the lawn with raised flower beds, two timber garden sheds and gated access to the rear.

ALLOCATED PARKING

1 Parking Space

Allocated parking space to the front of the property.







Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

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