



Elliot Heath
ESTATE AGENTS

2 Church Field, WARE
Guide Price £385,000

2 Church Field

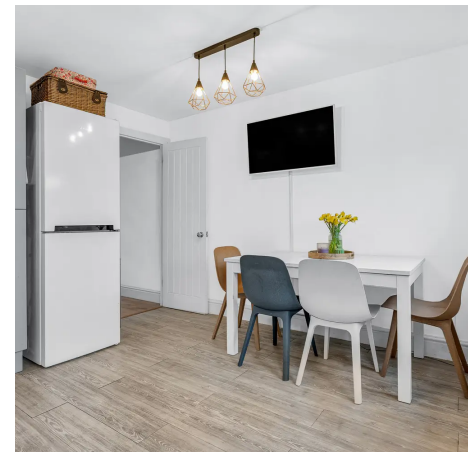
WARE, Ware

Beautifully presented 2-bed modern home on outskirts of Ware town centre. Living room, kitchen/dining room, 2 bedrooms, and bathroom. Residents parking, low maintenance Southerly garden. Close to shops, bars, schools, and mainline railway station to London. Call 01920 293333 to view. Council Tax band: D

Tenure: Freehold

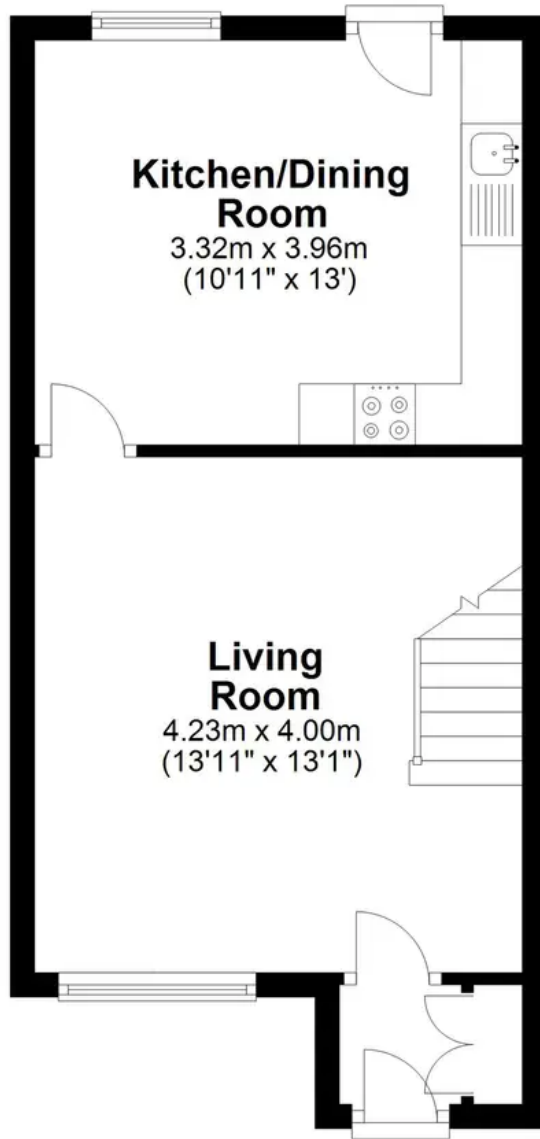
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



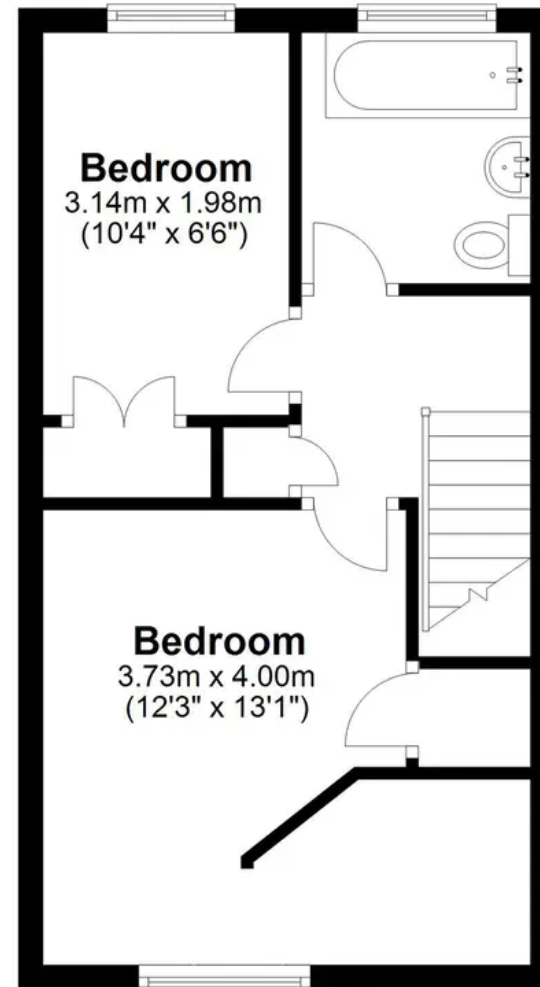
Ground Floor

Approx. 32.1 sq. metres (345.4 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.0 sq. feet)



Total area: approx. 62.6 sq. metres (673.4 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, wood flooring, door to:

Living Room

13' 11" x 13' 1" (4.24m x 3.99m)

With UPVC double glazed window to front aspect, stairs to first floor landing, coved cornice, wood flooring, door to:

Kitchen/Dining Room

10' 11" x 13' 0" (3.33m x 3.96m)

With UPVC double glazed window and door to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in double oven with gas hob and extractor over, appliance space, cupboard housing wall mounted boiler, wood effect flooring, tiled splash back areas, radiator.

First Floor Landing

With access to loft space, airing cupboard, doors to:

Bedroom One

12' 3" x 13' 1" (3.73m x 3.99m)

With UPVC double glazed window to front aspect, radiator, deep recess/wardrobe space.

Bedroom Two

10' 4" x 6' 6" (3.15m x 1.98m)

With UPVC double glazed window to rear aspect, radiator, built-in double wardrobe cupboard.





REAR GARDEN

Secluded rear garden with paved patio area with the remainder laid to artificial grass, storage shed and gate access to rear.

OFF STREET

2 Parking Spaces

Parking to the rear.





Elliot Heath Estate Agents

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