



**Elliot Heath**  
ESTATE AGENTS

**160 Crib Street, WARE**  
Guide Price **£255,000**



# 160 Crib Street

WARE, Ware

Larger than avg 2 bed split level apt, approx 771 sq ft.  
Close to amenities, 2 bath/shower rms, fitted kitchen, gas CH, Upvc dbl glazing. 2 parking spaces + visitor spaces. Near Ware town centre & train station to London. Call 01920 293333 for viewing.  
Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



**Entrance Lobby**

With stairs rising to second floor landing.

**Entrance Hallway**

With radiator, office area, attractive glass bricks to kitchen, doors to:

**Reception Room**

15' 6" x 10' 1" (4.72m x 3.07m)

With Upvc double glazed window, radiator, feature fireplace.

**Kitchen**

16' 0" x 10' 1" (4.88m x 3.07m)

With Upvc double glazed window. Comprehensively 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, integrated appliances, wall mounted boiler, tiled splash back areas, radiator, attractive glass tiles to the hallway.

**Landing**

With doors to:

**Bedroom One**

14' 11" x 10' 10" (4.55m x 3.30m)

With Upvc double glazed window, radiator, built in wardrobe cupboards.

**Bedroom Two**

9' 11" x 9' 8" (3.02m x 2.95m)

With Upvc double glazed window, radiator.

**Bathroom**

With skylight window. Fitted with a suite comprising panel enclosed bath with shower over, pedestal wash hand basin, dual flush wc, fully tiled, chrome heated towel rail.





### **Shower Room**

With skylight window. Fitted with a suite comprising tiled shower cubicle, pedestal wash hand basin, dual flush wc, fully tiled, chrome heated towel rail.







### **COMMUNAL GARDEN**

Set in well kept communal gardens.

### **ALLOCATED PARKING**

1 Parking Space

The property benefits from an allocated parking space together with an additional parking permit for visitors.

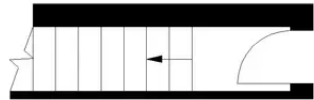


# Crib Street, SG12

Approximate Area = 71.63 sq m / 771 sq ft

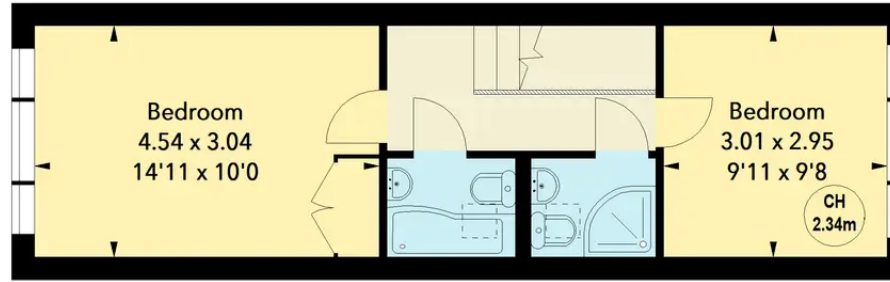


Key :  
CH - Ceiling Height



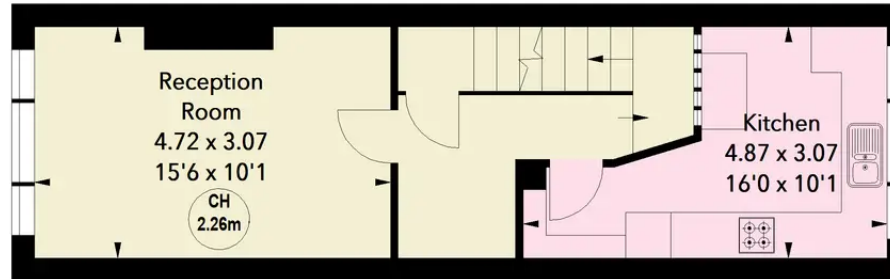
## First Floor Entrance

Approx. 3.07 sq m / 33 sq ft



## Third Floor

Approx. 34.28 sq m / 369 sq ft



## Second Floor

Approx. 34.28 sq m / 369 sq ft



Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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## Elliot Heath Estate Agents

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