



Elliot Heath
ESTATE AGENTS

38 Church Field, WARE
Guide Price **£225,000**

38 Church Field

WARE, Ware

Charming 1-bed first floor apartment in Ware. Private entrance, UPVC double glazing, fitted kitchen, bathroom, loft storage, parking, low service charges. Walking distance to town centre, shops, bars, restaurants, and train station. Contact Elliot Heath at 1920 293333 to view.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

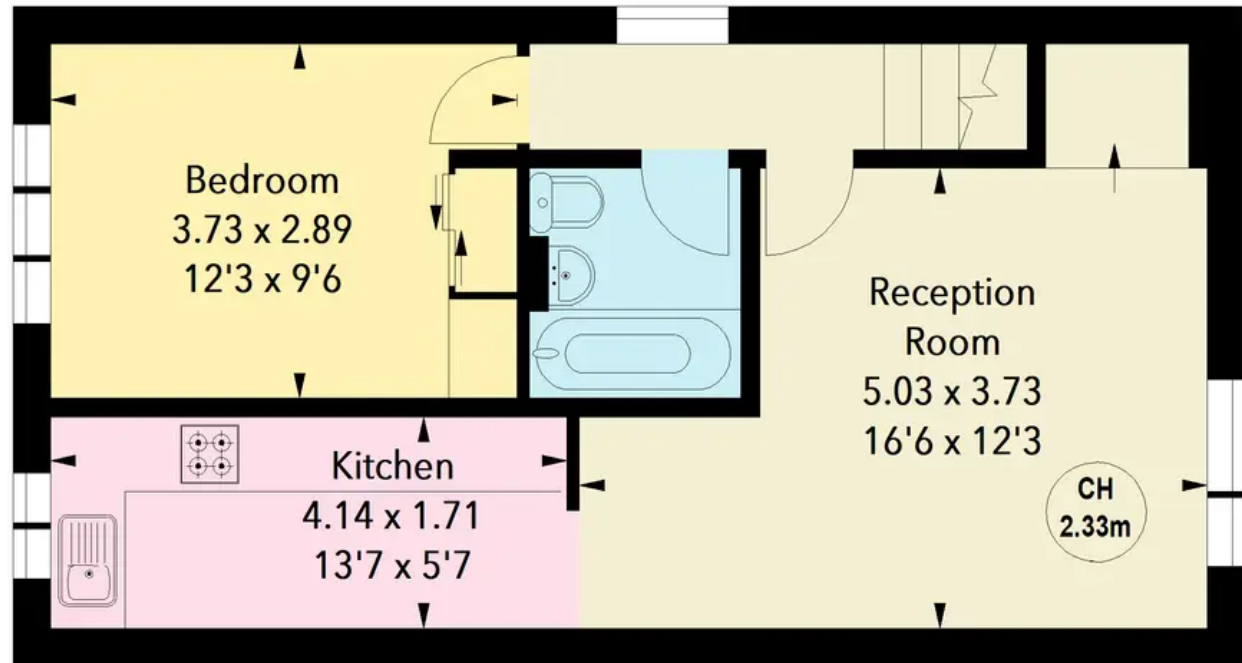
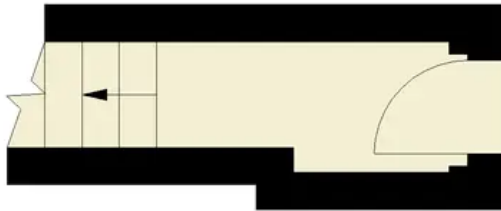


Church Field, SG12

Approximate Area = 47.01 sq m / 506 sq ft



Key :
CH - Ceiling Height



Ground Floor Entrance

Approx. 3.25 sq m / 35 sq ft

First Floor

Approx. 43.76 sq m / 471 sq ft



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

Outside storage cupboard, private front entrance door and stairs to:

First Floor Landing

With Upvc double glazed window to side aspect, access to loft space, doors to:

Reception Room

16' 6" x 12' 3" (5.03m x 3.73m)

With Upvc double glazed window to front aspect, electric wall heater, recess over stairs with shelving, wood effect flooring, open to:

Kitchen

13' 7" x 5' 7" (4.14m x 1.70m)

With Upvc double glazed window to rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a round bowl sink unit with further round drainer sink, integrated electric hob with stainless steel extractor over and stainless steel electric oven below, integrated fridge/freezer, plumbing for automatic washing machine, wood effect flooring. tiled splashback areas.

Bedroom

12' 3" x 9' 6" (3.73m x 2.90m)

With Upvc double glazed window to rear aspect, recess for wardrobe, electric wall heater.

Bathroom

Fitted with a suite comprising panel enclosed bath with shower over, pedestal wash hand basin with cupboard below, dual flush wc, heated towel rail, extractor, tiled walls, tiled flooring.





ALLOCATED PARKING

1 Parking Space

Allocated and casual parking spaces.





Elliot Heath Estate Agents

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