



**Elliot Heath**  
ESTATE AGENTS

**66 Cozens Road, WARE**  
Guide Price **£350,000**



# 66 Cozens Road

WARE, Ware

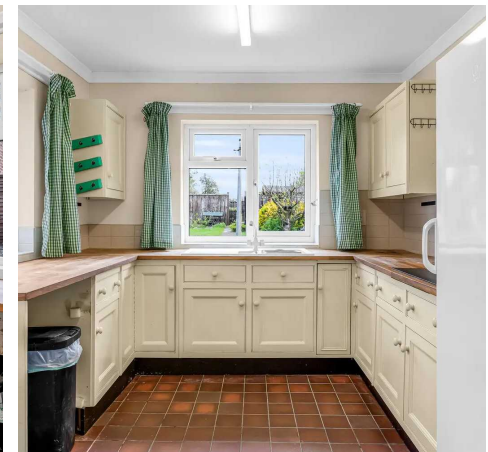
Spacious ground floor maisonette with private 70ft garden, gated driveway, living room, dining room, kitchen, 2 double bedrooms, shower room. Close to green spaces, King George Park, train station, and high street. Call 01920 293333 for viewing.

Council Tax band: B

Tenure: Share of Freehold

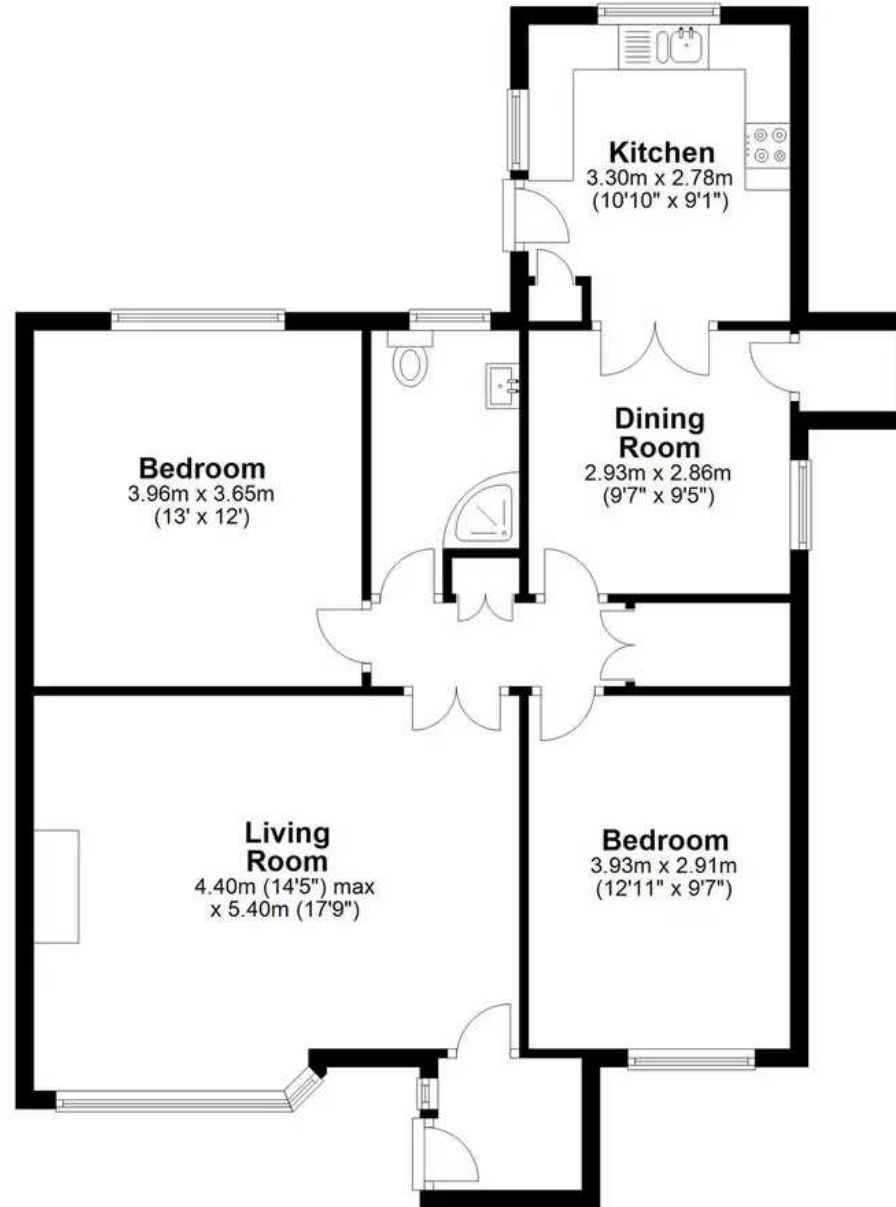
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



## Ground Floor

Approx. 81.5 sq. metres (877.1 sq. feet)



Total area: approx. 81.5 sq. metres (877.1 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](http://www.matthewkyle.co.uk)



### Entrance Lobby

With double glazed window and door to:

### Living Room

14' 5" x 17' 9" (4.39m x 5.41m)

With double glazed bay window to front aspect, radiator, fireplace housing a fuel burning stove, wood effect flooring, double doors to:

### Inner Lobby

With two built in storage cupboards, radiator, doors to:

### Dining Room

9' 7" x 9' 5" (2.92m x 2.87m)

With double glazed window to side aspect, radiator, built in storage cupboard, double doors to:

### Kitchen

10' 10" x 9' 1" (3.30m x 2.77m)

Dual aspect with double glazed window to side and rear aspect together with door to rear gardens. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, tiled flooring, radiator, built in storage cupboard.

### Bedroom One

13' 0" x 12' 0" (3.96m x 3.66m)

With double glazed window to rear aspect, radiator.

### Bedroom Two

12' 11" x 9' 7" (3.94m x 2.92m)

With double glazed window to front aspect, radiator.

### Shower Room

With double glazed window to rear aspect with obscure glass. Fitted with suite comprising fully tiled shower cubicle. dual flush wc, vanity unit with inset wash hand basin, tiled splash back areas. tiled flooring, chrome heated towel rail.







### **FRONT GARDEN**

Laid to lawn with mature hedge boarder.

### **REAR GARDEN**

The rear garden is of an extremely good size measuring approx. 70ft in length with paved patio seating area housing a timber garden shed and steps up to the lawn with plant and shrub borders, there is a further timber garden shed to the rear as well as gated access.

### **DRIVEWAY**

2 Parking Spaces

Gated access to the driveway providing off street parking.











## Elliot Heath Estate Agents

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