



**Elliot Heath**  
ESTATE AGENTS

**2 Phoenix Court, Ware**  
Guide Price £500,000

## 2 Phoenix Court

Ware, Ware

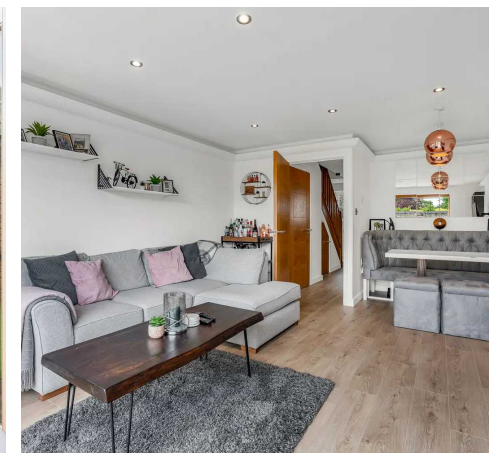
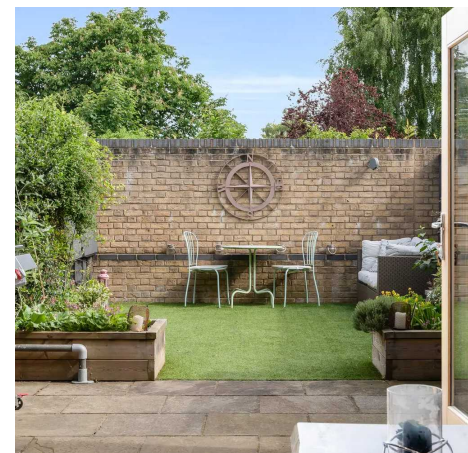
Immaculate 3-bed townhouse in Ware town centre. Modern kitchen, 18ft lounge/dining room, en-suite main bedroom, low-maintenance garden, off-street parking. Close to station & amenities. Call Elliot Heath on 01920 293333 to view.

Council Tax band: D

Tenure: Freehold

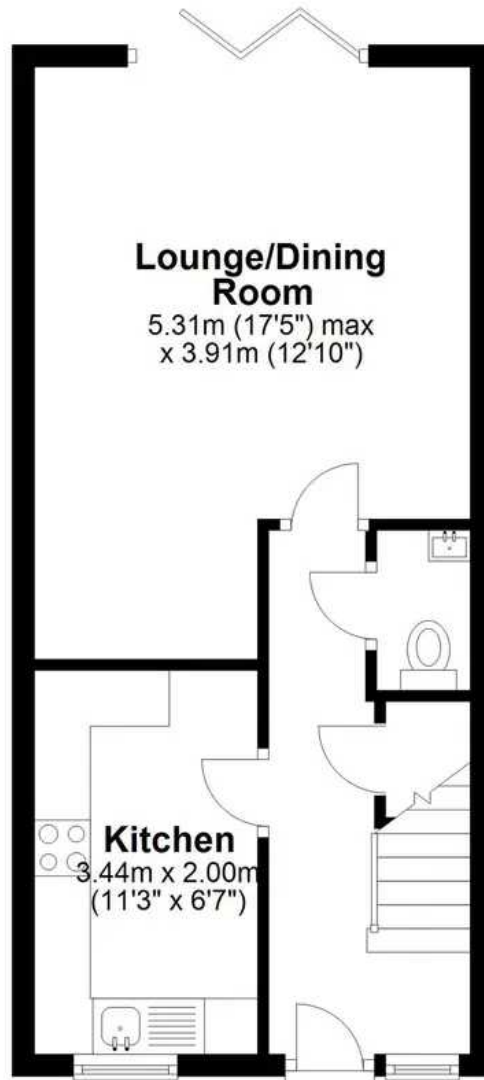
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



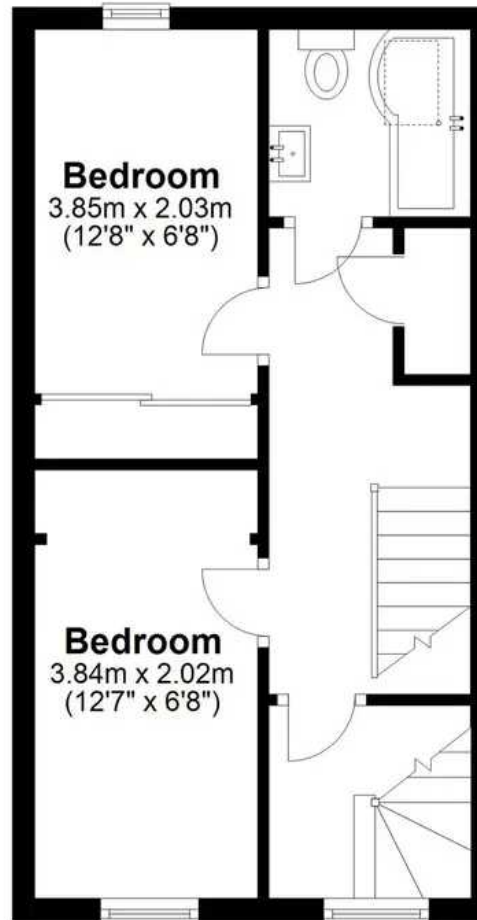
## Ground Floor

Approx. 34.6 sq. metres (372.2 sq. feet)



## First Floor

Approx. 30.3 sq. metres (326.5 sq. feet)



## Second Floor

Approx. 18.6 sq. metres (200.3 sq. feet)



Total area: approx. 83.5 sq. metres (899.0 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 Hall

With double glazed window to front aspect, radiator, stairs rising to first floor landing, built in storage cupboard, wood flooring, doors to:

### Downstairs WC

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

### Kitchen

11' 3" x 6' 7" (3.44m x 2.00m)

With double glazed window to front aspect. Fitted with a range of wall and base storage units with integrated appliances, sink and drainer unit inset, granite work surfaces and splash back areas, tiled flooring.

### Lounge/Dining Room

17' 5" x 12' 10" (5.31m x 3.91m)

With double glazed bi-folding doors to the rear leading to the garden, spotlights to ceiling, wood flooring, radiator.

### First Floor Landing

With airing cupboard and doors to:

### Bedroom Two

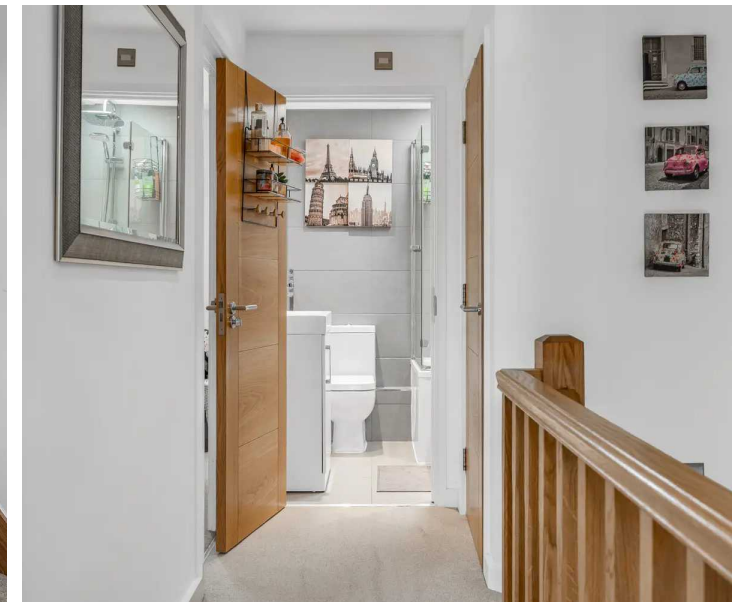
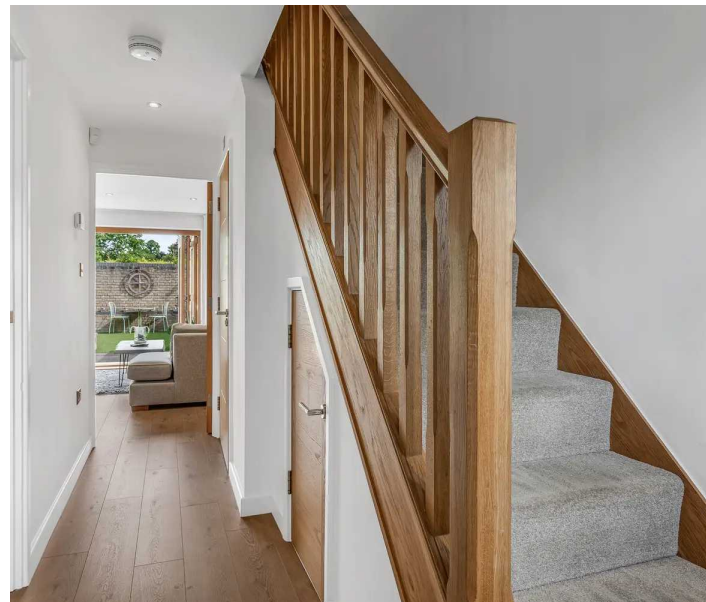
12' 8" x 6' 8" (3.85m x 2.03m)

With double glazed window to rear aspect, fitted wardrobe cupboards with sliding doors, spotlights to ceiling, radiator.

### Bedroom Three

12' 7" x 6' 8" (3.84m x 2.02m)

With double glazed window to front aspect, spotlights to ceiling, radiator, wood effect flooring, recess currently housing an office area but formerly a fitted wardrobe cupboard.



**Bathroom**

With skylight window. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, low level wc, vanity unit with inset wash hand basin, tiled walls, heated towel rail, tiled flooring.

**Inner Hallway**

With double glazed window to front aspect, spotlights to ceiling and stairs rising to second floor.

**Bedroom One**

14' 10" x 12' 9" (4.52m x 3.88m)

With double glazed box bay window to front aspect, spotlights to ceiling, fitted wardrobe cupboard with sliding doors, radiator, door to:

**En Suite Shower Room**

With Velux double glazed window. Fitted with a suite comprising shower cubicle, concealed cistern wc, vanity unit with inset wash hand basin, heated towel rail, tiled walls, tiled flooring.





## REAR GARDEN

With beautifully landscaped low-maintenance rear garden with patio seating area, artificial lawn, raised beds and timber garden shed.

## ALLOCATED PARKING

1 Parking Space

With allocated parking 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](mailto:hello@elliotheath.co.uk)

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