



Elliot Heath
ESTATE AGENTS

2 Lloyd Place, Ware
Guide Price £525,000

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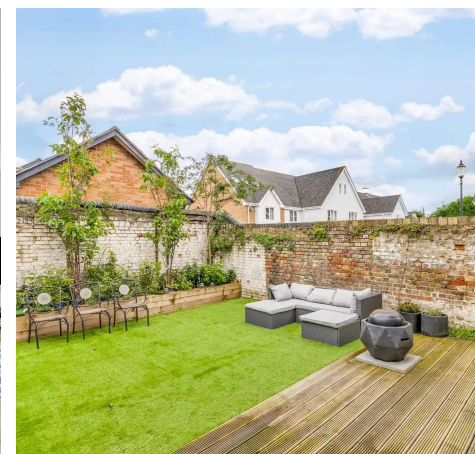
Ware, Ware

Stunning modern 2-bed semi-detached home in exclusive Town Centre development. Open plan living, high-spec kitchen, en-suite main bedroom, NHBC guarantee, private garden, parking for 2. Central Ware location, short walk to mainline station. Contact Elliot Heath on 01920 293333. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Lloyd Place, SG12

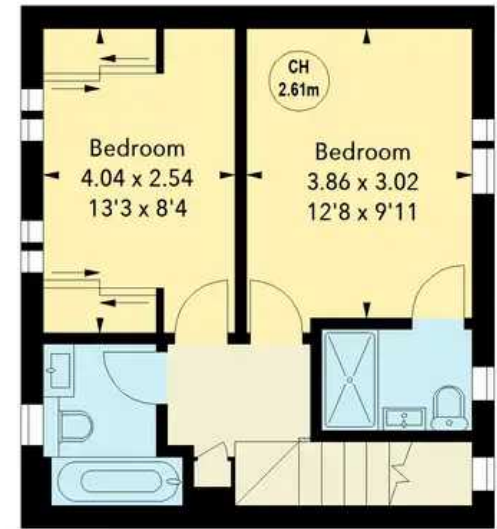
Approximate Area = 77.76 sq m / 837 sq ft

Key :
CH - Ceiling Height



Ground Floor

Approx. 41.62 sq m / 448 sq ft



First Floor

Approx. 36.14 sq m / 389 sq ft

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

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Entrance Lobby

With wood flooring and doors to:

Downstairs WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising dual flush wc, vanity unit with inset wash hand basin, radiator, wood flooring.

Inner Lobby

With stairs rising to first floor landing, understairs storage cupboard, wood flooring, radiator, double doors to:

Kitchen/Reception Room

20' 10" x 19' 5" (6.34m x 5.92m)

Kitchen

With double glazed window to rear aspect over looking the garden. Fitted with a range of wall and base storage units with Quartz worksurfaces over incorporating a sink and drainer unit, fully integrated, breakfast bar, wood flooring, open to:

Reception Room

Dual aspect with double glazed window to front aspect and double glazed door and bi fold doors to the rear garden, wood flooring, two radiators.

First Floor Landing

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

Bedroom One

12' 8" x 9' 11" (3.86m x 3.02m)

With double glazed window to front aspect, radiator, door to:

En Suite Shower Room

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising large walk in shower cubicle, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, chrome heated towel rail.



Bedroom Two

13' 3" x 8' 4" (4.04m x 2.54m)

With two double glazed windows to rear aspect, radiator, two sets of fitted wardrobe cupboards with sliding doors.

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, chrome heated towel rail.





GARDEN

The property benefits from a good size walled private rear garden laid with artificial grass, decked seating area, raised flower beds and gated access to the front.

OFF STREET

2 Parking Spaces

The property benefits from off street parking for two vehicles.







Elliot Heath Estate Agents

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