



**Elliot Heath**  
ESTATE AGENTS

**108 Cromwell Road, Ware**  
Offers Over **£375,000**



# 108 Cromwell Road

Ware, Ware

Elliot Heath presents a 2-bed end-of-terrace home with open plan living, modern bathroom, 2 double bedrooms, private garden, and garage in Ware.

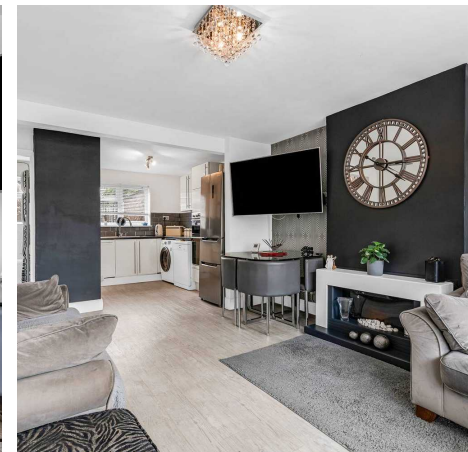
Close to shops and station. Contact to view: 01920 293333.

Council Tax band: C

Tenure: Freehold

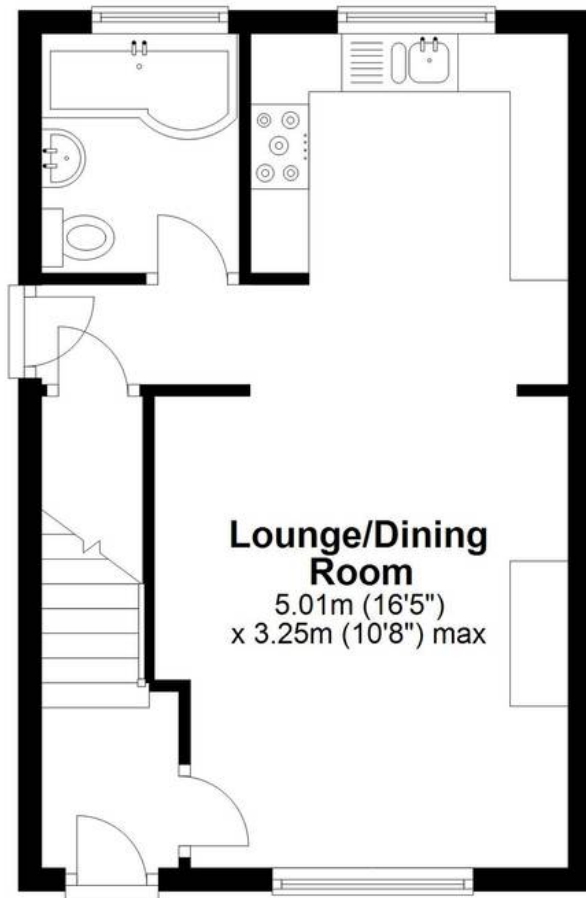
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



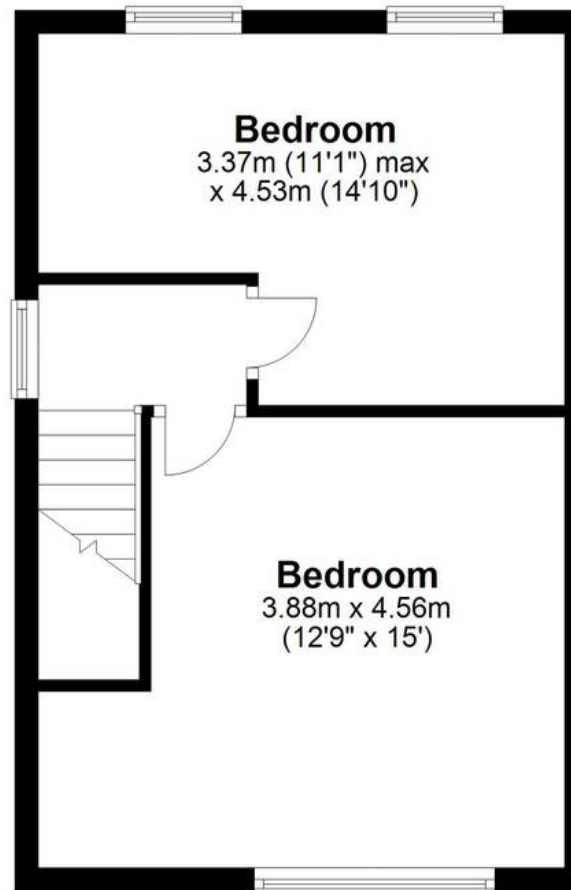
## Ground Floor

Approx. 31.3 sq. metres (336.5 sq. feet)



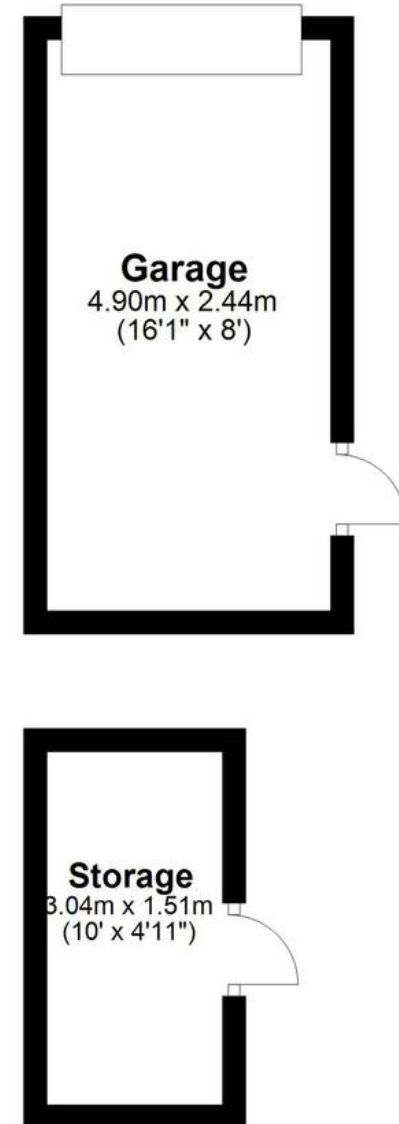
## First Floor

Approx. 33.4 sq. metres (359.6 sq. feet)



## Outbuildings

Approx. 16.5 sq. metres (178.1 sq. feet)



Total area: approx. 81.2 sq. metres (874.2 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.

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### Entrance Hall

With stairs rising to first floor landing, radiator, door to:

### Lounge/Dining Room

16' 5" x 10' 8" (5.01m x 3.25m)

With double glazed window to front aspect, radiator, feature fireplace, wood effect flooring, open to:

### Kitchen

With double glazed window to rear aspect. 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, wood effect flooring.

### Rear Lobby

With door giving access to outside, understairs storage cupboard, wood effect flooring, door to:

### Bathroom

With double glazed window with obscure glass to rear aspect. Fitted with a suite comprising pea shaped panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, wood effect flooring, chrome heated towel rail.

### First Floor Landing

With double glazed window to side aspect and doors to:

### Bedroom One

12' 9" x 14' 11" (3.88m x 4.56m)

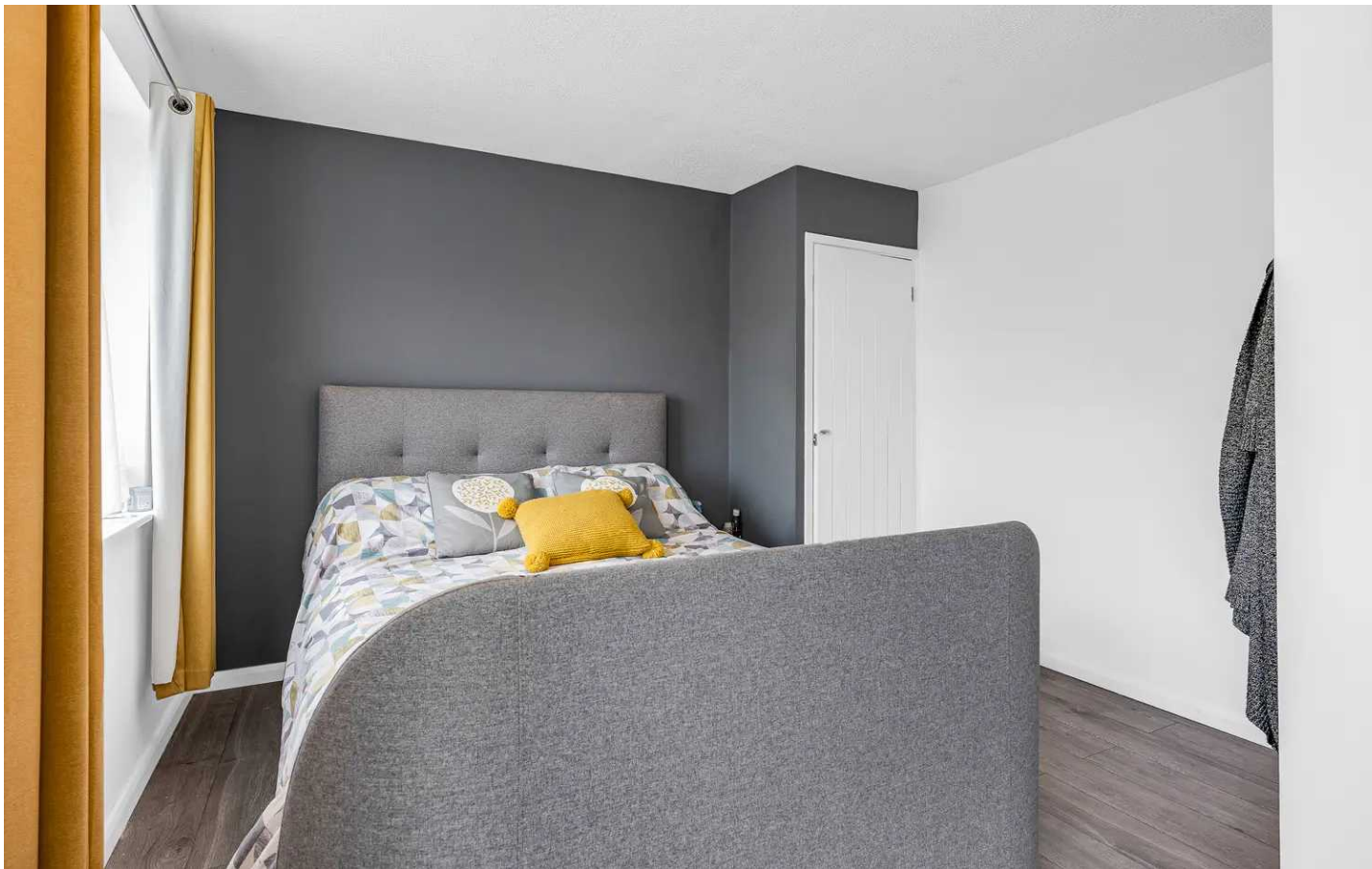
With double glazed window to front aspect, radiator.

### Bedroom Two

11' 1" x 14' 10" (3.37m x 4.53m)

Two double glazed windows to rear aspect, radiator, wood effect flooring.





### **FRONT GARDEN**

The front garden is mainly laid to lawn with flower and shrub borders and gated access to the rear garden.

### **REAR GARDEN**

The rear garden is mainly laid to lawn with patio seating area, brick built store measuring approximately 3.04 x 1.51 ( 10'0 x 4'11) and personnel access to the garage.

### **GARAGE**

Single Garage

The garage is accessed via the rear of the property and measures approximately 4.90 x 2.44 (16'1 x 8'0) with up and over door.











## Elliot Heath Estate Agents

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