



Elliot Heath
ESTATE AGENTS

31 The Pastures, Ware
Guide Price £370,000

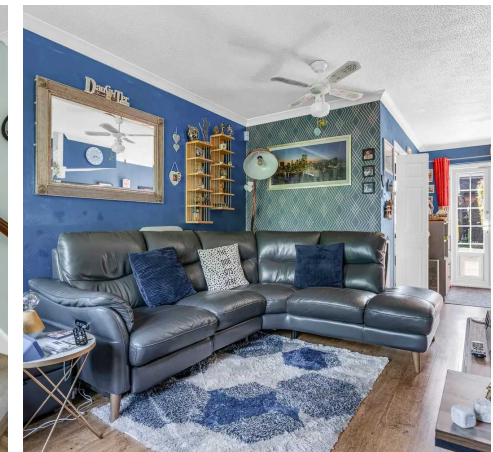
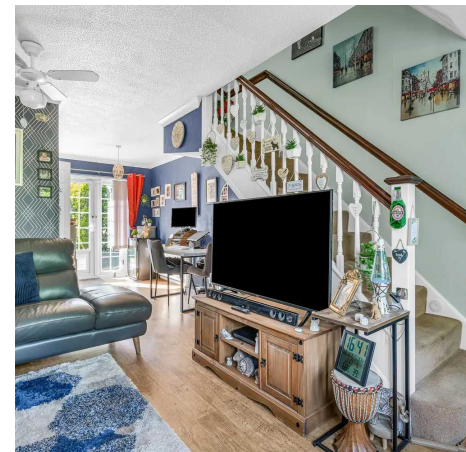
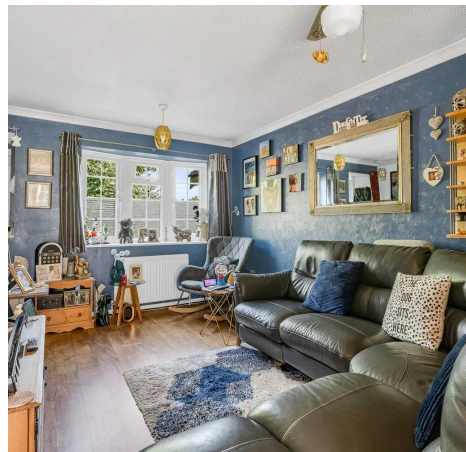
31 The Pastures

Ware, Ware

Charming 2-bed home on Vicarage dev with lounge, kitchen, shower room, double glazing, gas heating, private garden, carport access. Near Ware High St & train to London. Contact Elliot Heath at 01920 293333.

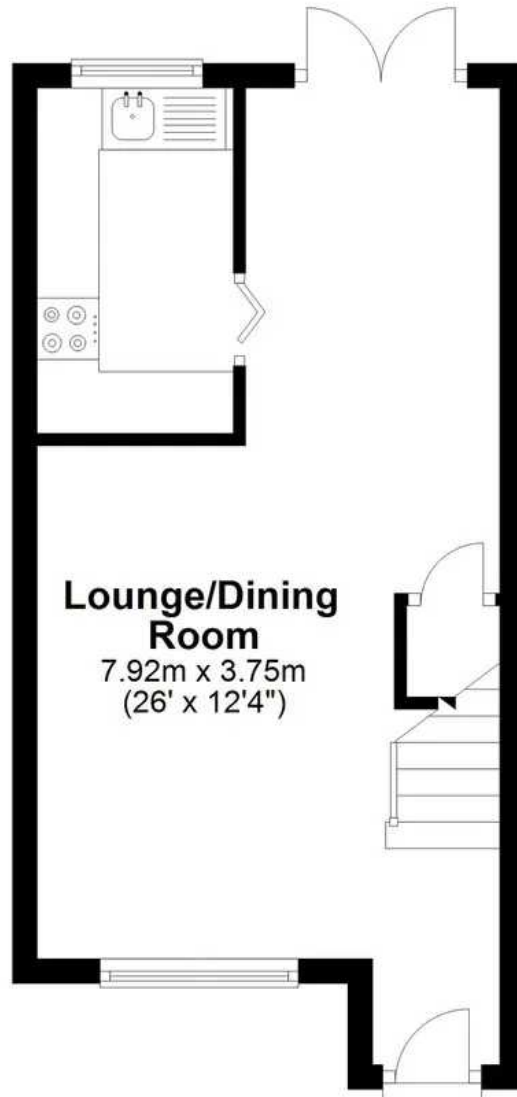
Council Tax band: C

Tenure: Freehold



Ground Floor

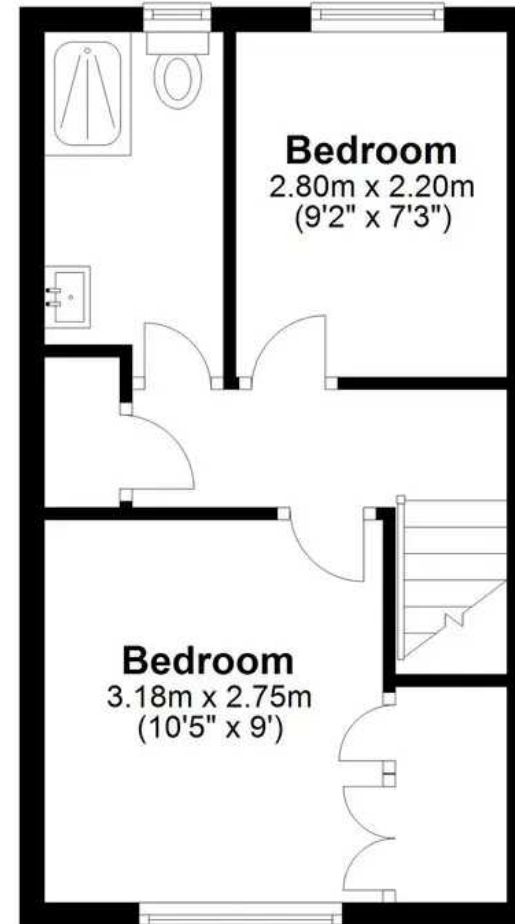
Approx. 27.4 sq. metres (294.5 sq. feet)



Lounge/Dining Room
7.92m x 3.75m
(26' x 12'4")

First Floor

Approx. 26.7 sq. metres (287.4 sq. feet)



Bedroom
2.80m x 2.20m
(9'2" x 7'3")

Bedroom
3.18m x 2.75m
(10'5" x 9')

Total area: approx. 54.1 sq. metres (581.9 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

Entrance Lobby

With stairs rising to first floor landing, open to:

Lounge/Dining Room

26' 0" x 12' 4" (7.92m x 3.75m)

Lounge

With double glazed window to front aspect, radiator, wood effect flooring, under stairs storage cupboard, open to

Dining Room

With double glazed double doors opening onto the rear garden, wood effect flooring, radiator, door 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, built in oven with gas hob and extractor over, appliance space, wall mounted boiler, tiled splash back areas, tiled flooring.

First Floor Landing

With built in storage cupboard and doors to:

Bedroom One

10' 5" x 9' 0" (3.18m x 2.75m)

With double glazed window to front aspect, radiator, large built in wardrobe cupboard.

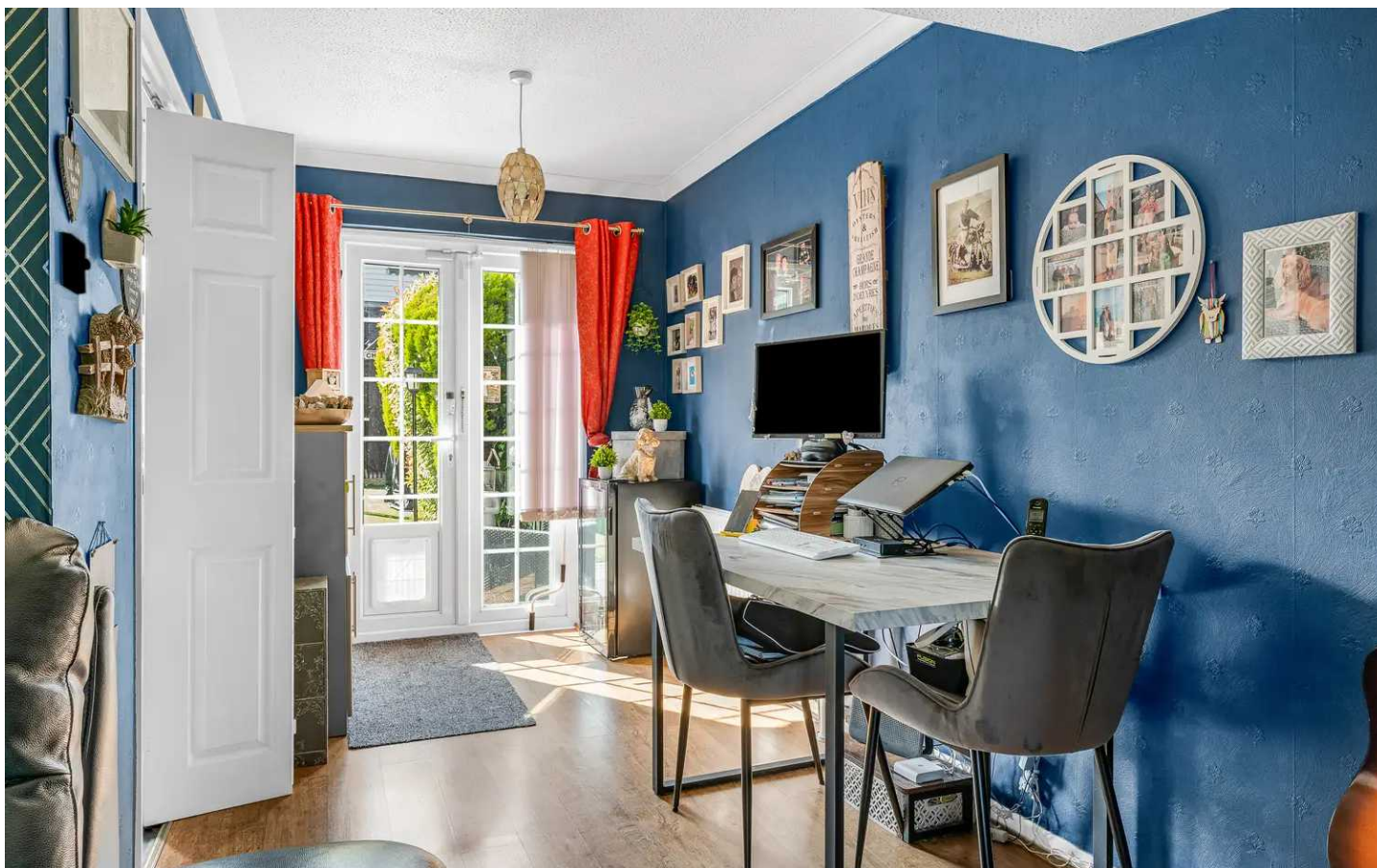
Bedroom Two

9' 2" x 7' 3" (2.80m x 2.20m)

With double glazed window to rear aspect, radiator.

Shower Room

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising large shower cubicle, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, radiator.





FRONT GARDEN

The property benefits from a low maintenance garden laid with artificial lawn.

REAR GARDEN

The rear garden benefits from a decked seating area which in turn leads to the artificial lawn with plant and shrub raised beds, timber garden shed and gated access to the rear giving access to the parking and carport.

CAR PORT

1 Parking Space

Carport located to the rear of the property.





Elliot Heath Estate Agents

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