



Elliot Heath
ESTATE AGENTS

5 Watton Road, WARE
Guide Price **£400,000**

5 Watton Road

WARE, Ware

Spacious 3-bed townhouse in town centre with versatile living space over 3 floors. Includes covered parking. Close to shops, bars, restaurants, and train station. Vacant possession. Contact Elliot Heath for viewing: 01920 293333.

Council Tax band: D

Tenure: Freehold

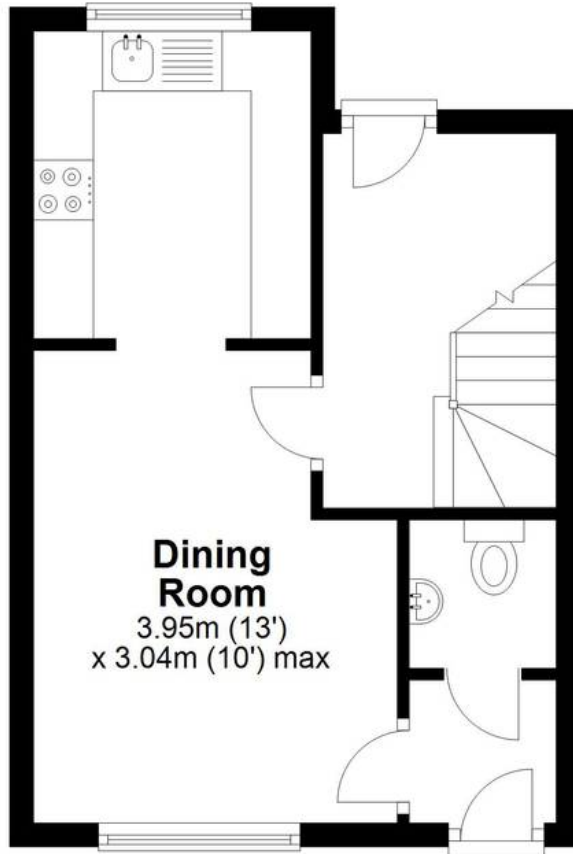
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



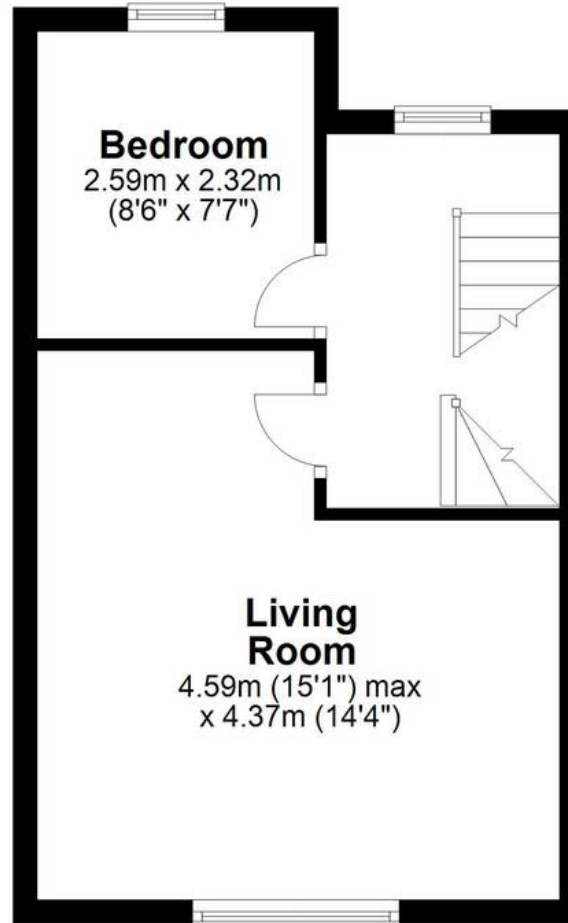
Ground Floor

Approx. 27.2 sq. metres (292.4 sq. feet)



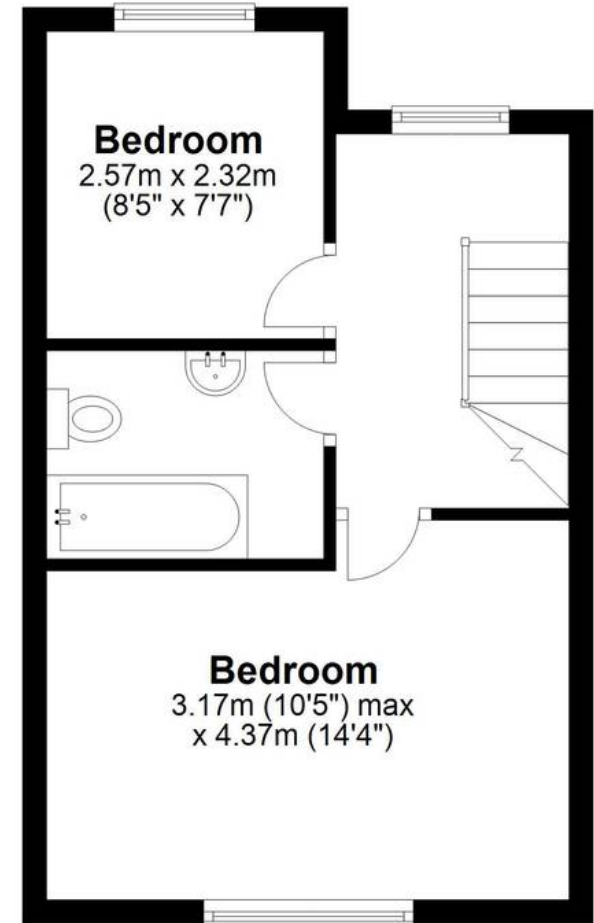
First Floor

Approx. 30.1 sq. metres (324.5 sq. feet)



Second Floor

Approx. 30.1 sq. metres (323.9 sq. feet)



Total area: approx. 87.4 sq. metres (940.8 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 wood flooring, radiator, doors to:

Downstairs WC

Fitted with a suite comprising wash hand basin, wc, tiled splash back area, wood flooring, radiator.

Dining Room

13' 0" x 10' 0" (3.95m x 3.04m)

With double glazed window to front aspect, radiator, wood flooring, door to rear lobby and 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, built in oven with hob and extractor over, appliance space, tiled splash back areas.

Rear Lobby

With stairs rising to first floor landing, wood flooring, radiator, door to outside.

First Floor Landing

With double glazed window to rear aspect, stairs rising to second floor landing, radiator, doors to:

Living Room

15' 1" x 14' 4" (4.59m x 4.37m)

With double glazed window to front aspect, radiator.

Bedroom Two

8' 6" x 7' 7" (2.59m x 2.32m)

With double glazed window to rear aspect, radiator.

Second Floor Landing

With double glazed window to rear aspect, radiator, doors to:



Bedroom One

10' 5" x 14' 4" (3.17m x 4.37m)

With double glazed window to front aspect, radiator.

Bedroom Three

8' 5" x 7' 7" (2.57m x 2.32m)

With double glazed window to rear aspect, radiator.

Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, tiled splash back areas, radiator.





ALLOCATED PARKING

1 Parking Space

Allocated undercover parking space located to the rear of the property.





Elliot Heath Estate Agents

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