



Elliot Heath
ESTATE AGENTS

3 The Bakery, Coronation Road
Guide Price **£375,000**

3 The Bakery

Coronation Road, Ware

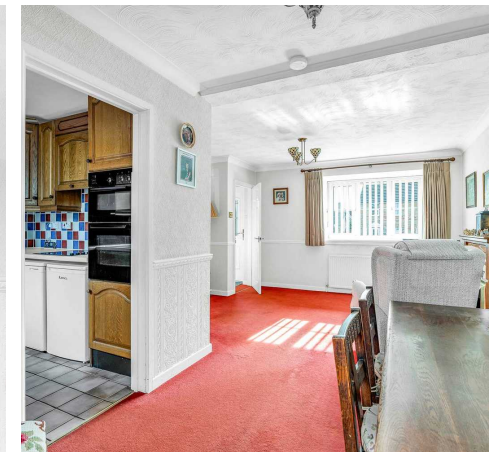
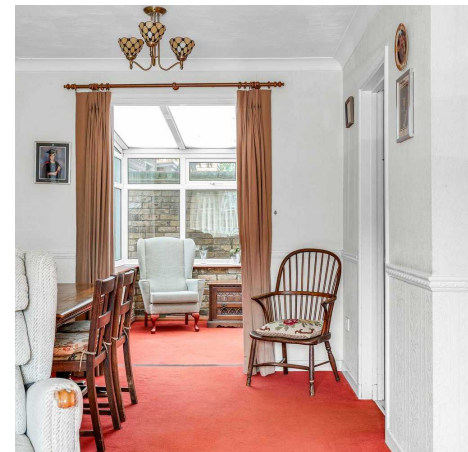
Rarely available 2-bed mews style end of terrace home in a private courtyard setting near Ware High Street. Living room, dining room, conservatory, kitchen, bathroom. Private courtyard parking. Chain free. Contact Elliot Heath on 01920 293333.

Council Tax band: C

Tenure: Freehold

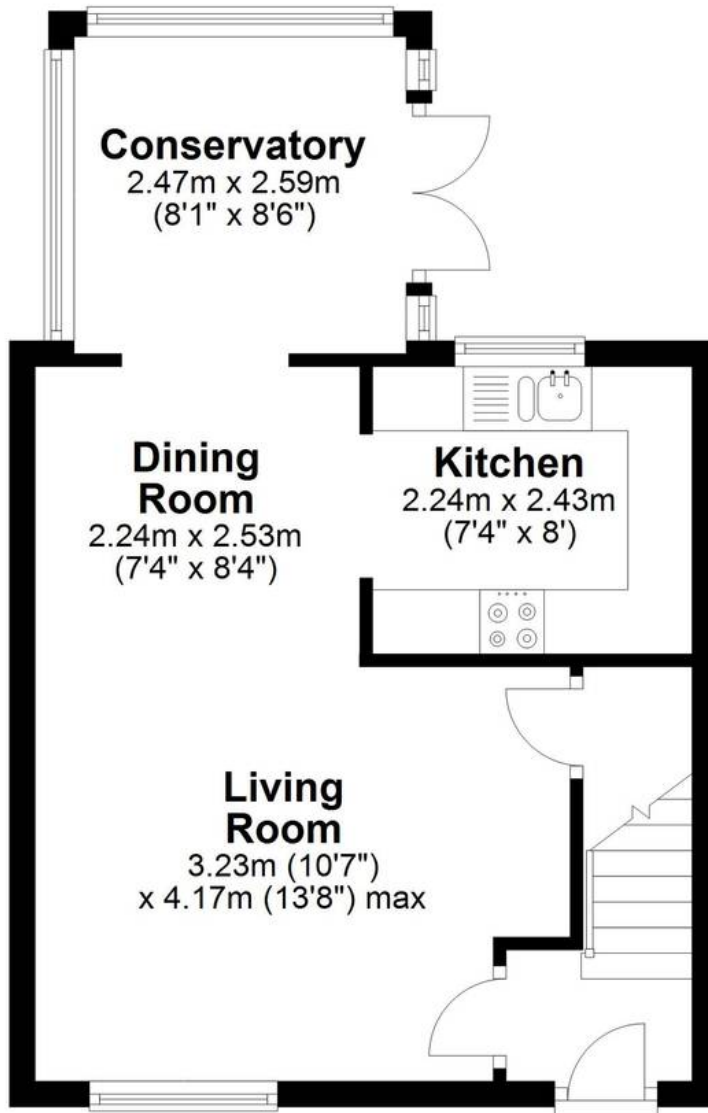
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



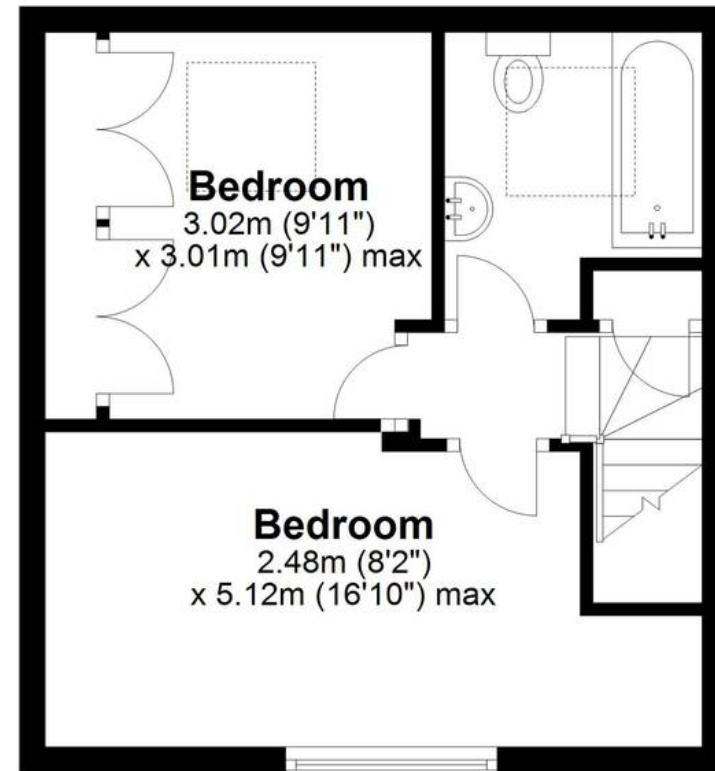
Ground Floor

Approx. 35.0 sq. metres (377.1 sq. feet)



First Floor

Approx. 28.8 sq. metres (309.9 sq. feet)



Total area: approx. 63.8 sq. metres (687.0 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

Entrance Lobby

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

Living Room

10' 7" x 13' 8" (3.23m x 4.17m)

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

Dining Room

7' 4" x 8' 4" (2.24m x 2.53m)

With radiator, open to the conservatory, open to:

Kitchen

7' 4" x 8' 0" (2.24m x 2.43m)

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 double oven, hob with extractor over, appliance space, tiled splash back areas, tiled flooring.

Conservatory

8' 1" x 8' 6" (2.47m x 2.59m)

Of brick and double glazed construction with double doors opening onto the courtyard garden, radiator.

First Floor Landing

With doors to:

Bedroom One

8' 2" x 16' 10" (2.48m x 5.12m)

With double glazed window to front aspect, radiator.

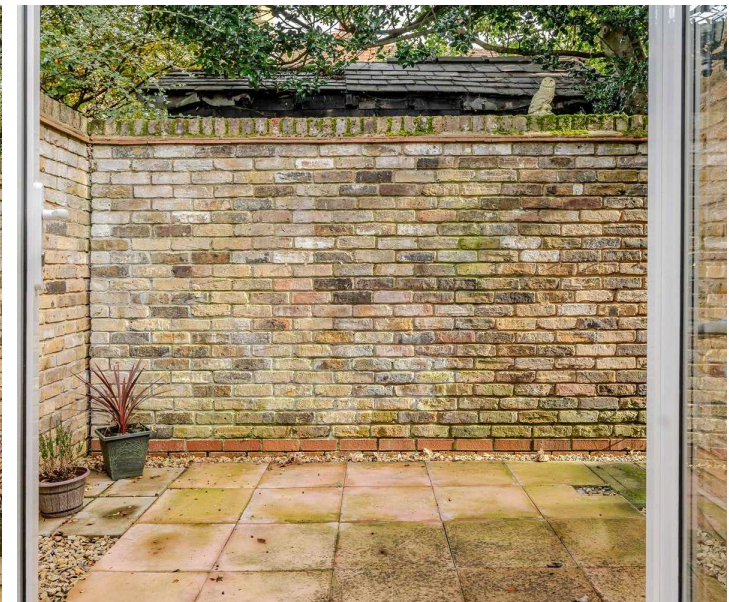
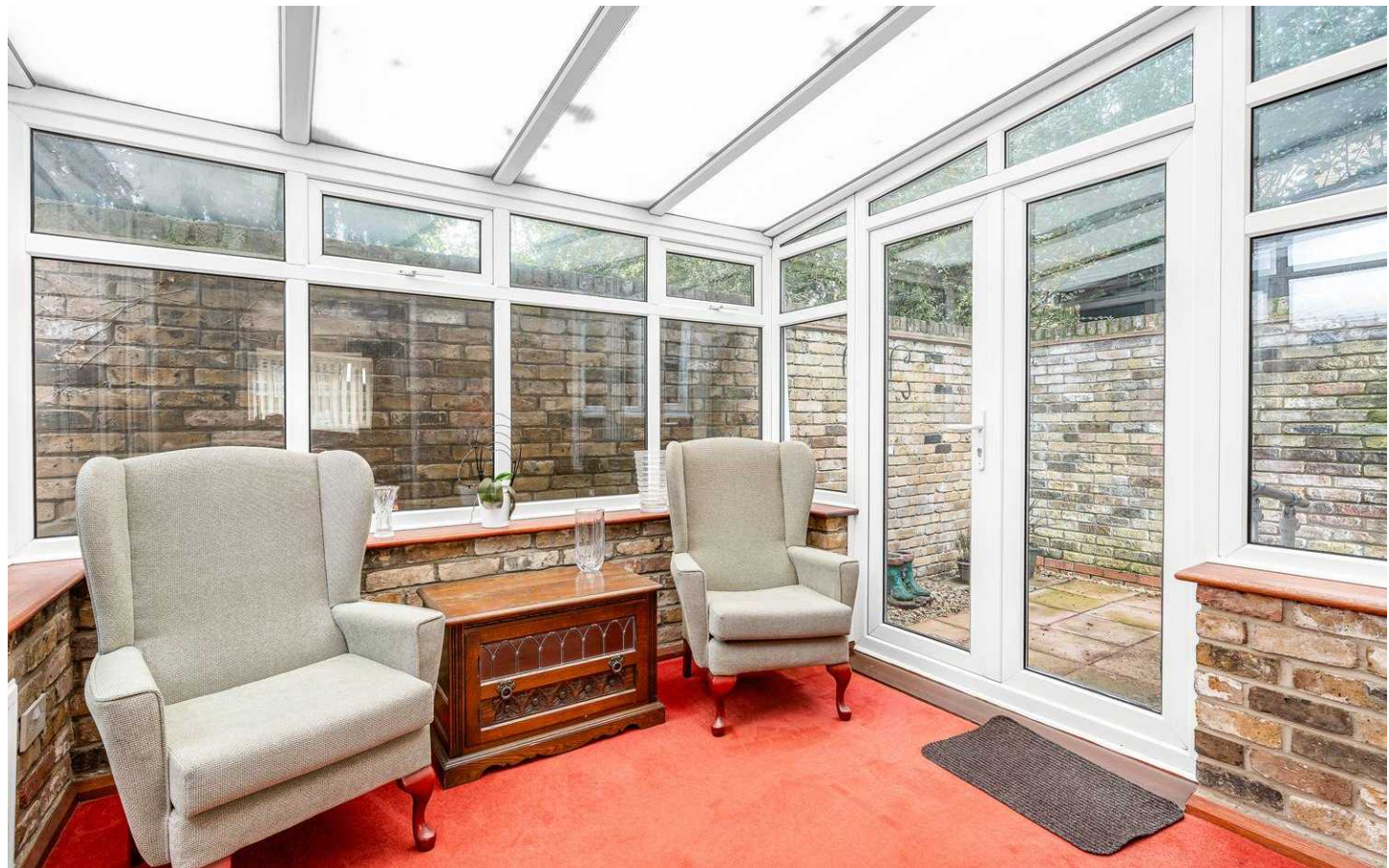
Bedroom Two

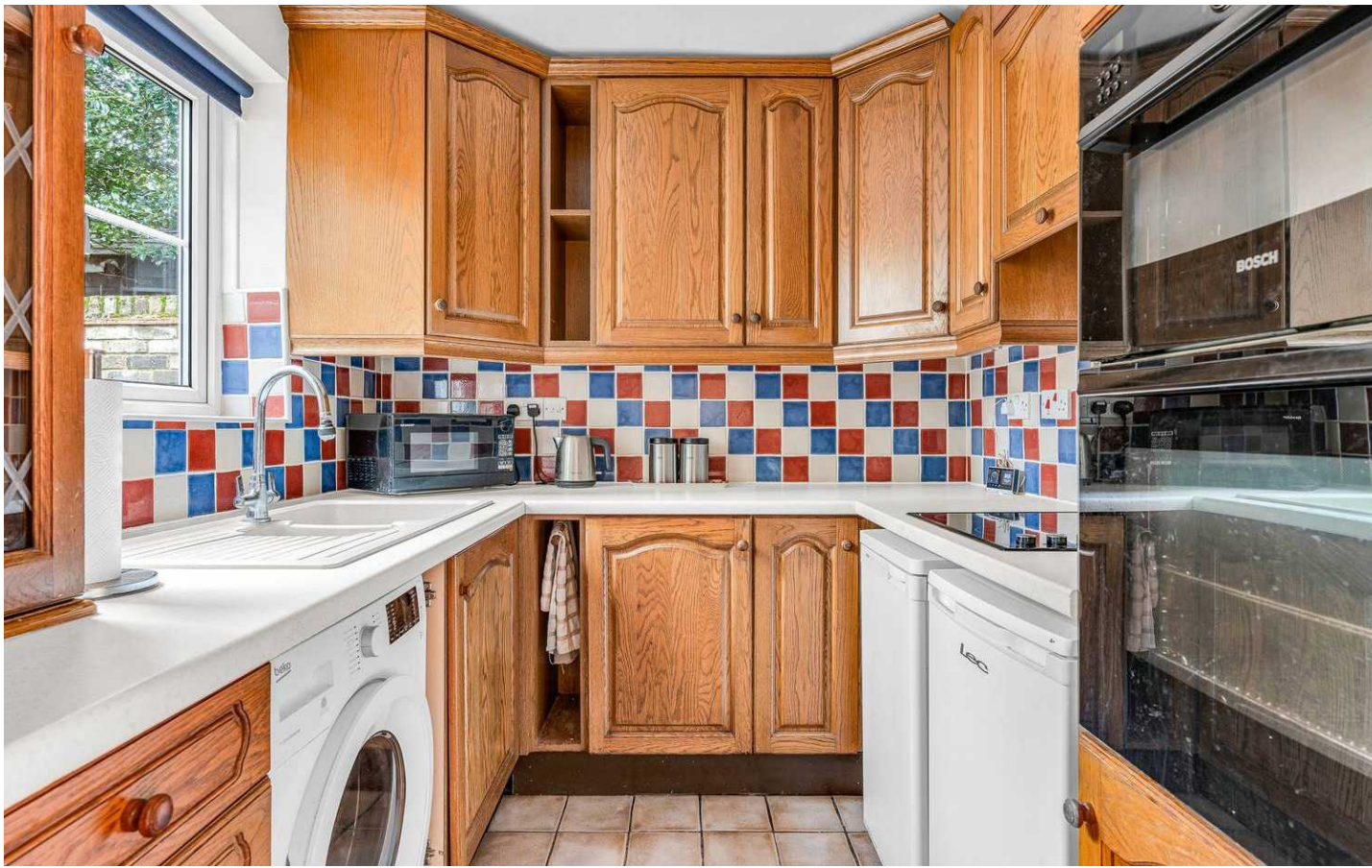
9' 11" x 9' 11" (3.02m x 3.01m)

With Velux window to rear aspect, radiator, fitted wardrobe cupboards.

Bathroom

With Velux window to rear aspect. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, low flush wc, tiled splash back areas, heated towel rail.





REAR GARDEN

Low maintenance courtyard garden laid with paving and gravel borders, gated access to the front.

ALLOCATED PARKING

1 Parking Space

Allocated parking space directly in front of the property.







Elliot Heath Estate Agents

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