



Elliot Heath
ESTATE AGENTS

7 Aldwyke Rise, Ware
Guide Price **£525,000**

7 Aldwyke Rise

Ware, Ware

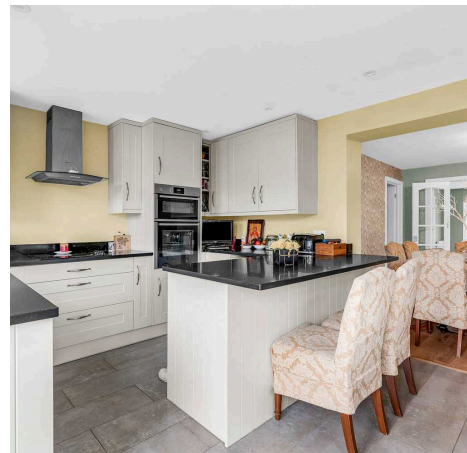
Extended 3-bed semi-detached house in Ware's Vicarage development. Spacious living/dining area, open plan kitchen, ground floor shower room, westerly garden, off-street parking, integral garage. Close to amenities and train station. Call Elliot Heath on 01920 293333.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



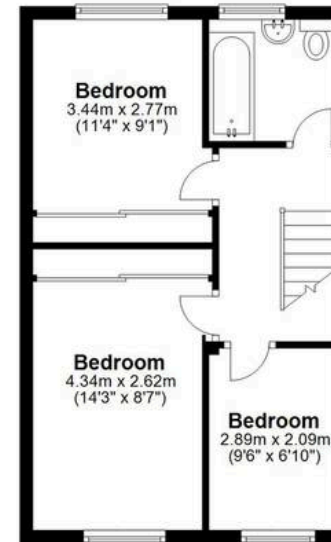
Ground Floor

Approx. 67.4 sq. metres (725.3 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.6 sq. feet)



Total area: approx. 104.8 sq. metres (1127.9 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 Hall

With double glazed windows to side aspect, door to the integral garage, stairs rising to first floor landing, two radiators, wood effect flooring, door to:

Living Room

17' 0" x 12' 2" (5.18m x 3.71m)

With double glazed bay window to front aspect, feature fireplace, two radiators, wood effect flooring and glazed double doors to:

Dining Room

10' 4" x 9' 5" (3.14m x 2.87m)

With door to rear lobby, wood effect flooring, radiator, open to:

Kitchen/Breakfast Room

With double glazed double doors and window to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, breakfast bar, tiled flooring, radiator.

Rear Lobby

With wood effect flooring, radiator, understairs storage cupboard, door to:

Shower Room

Fitted with a suite comprising shower cubicle, vanity unit with wash hand basin, low flush wc, fully tiled, radiator.

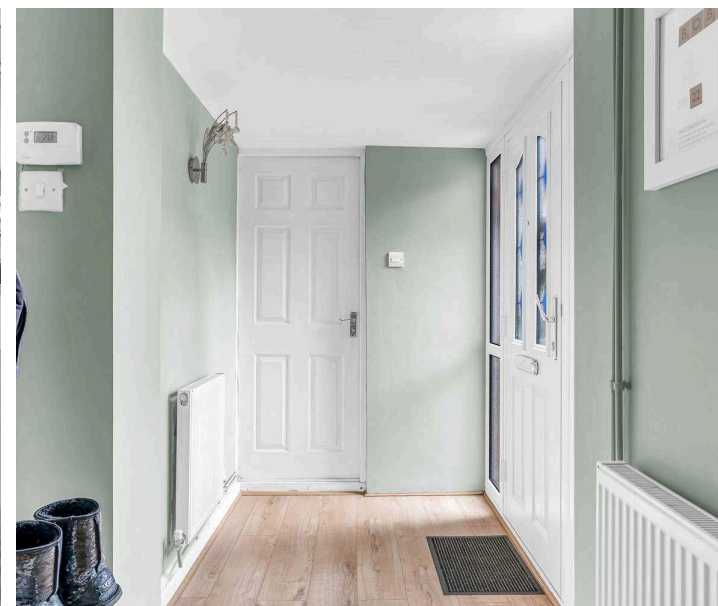
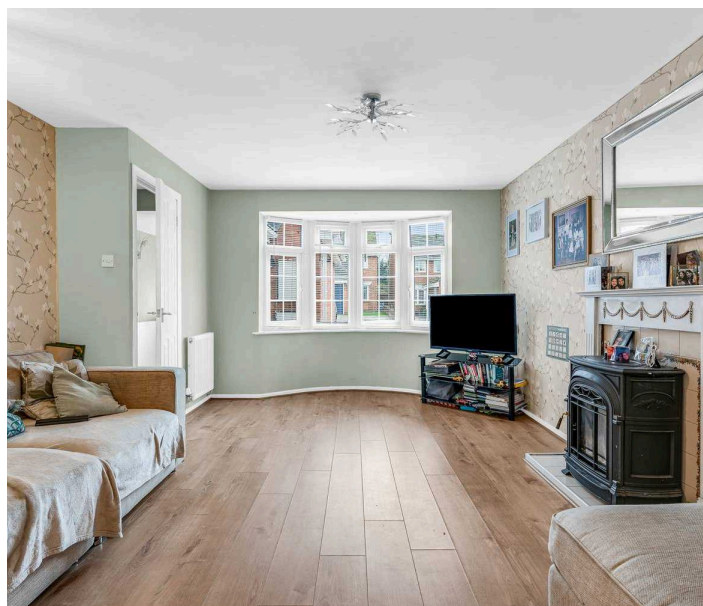
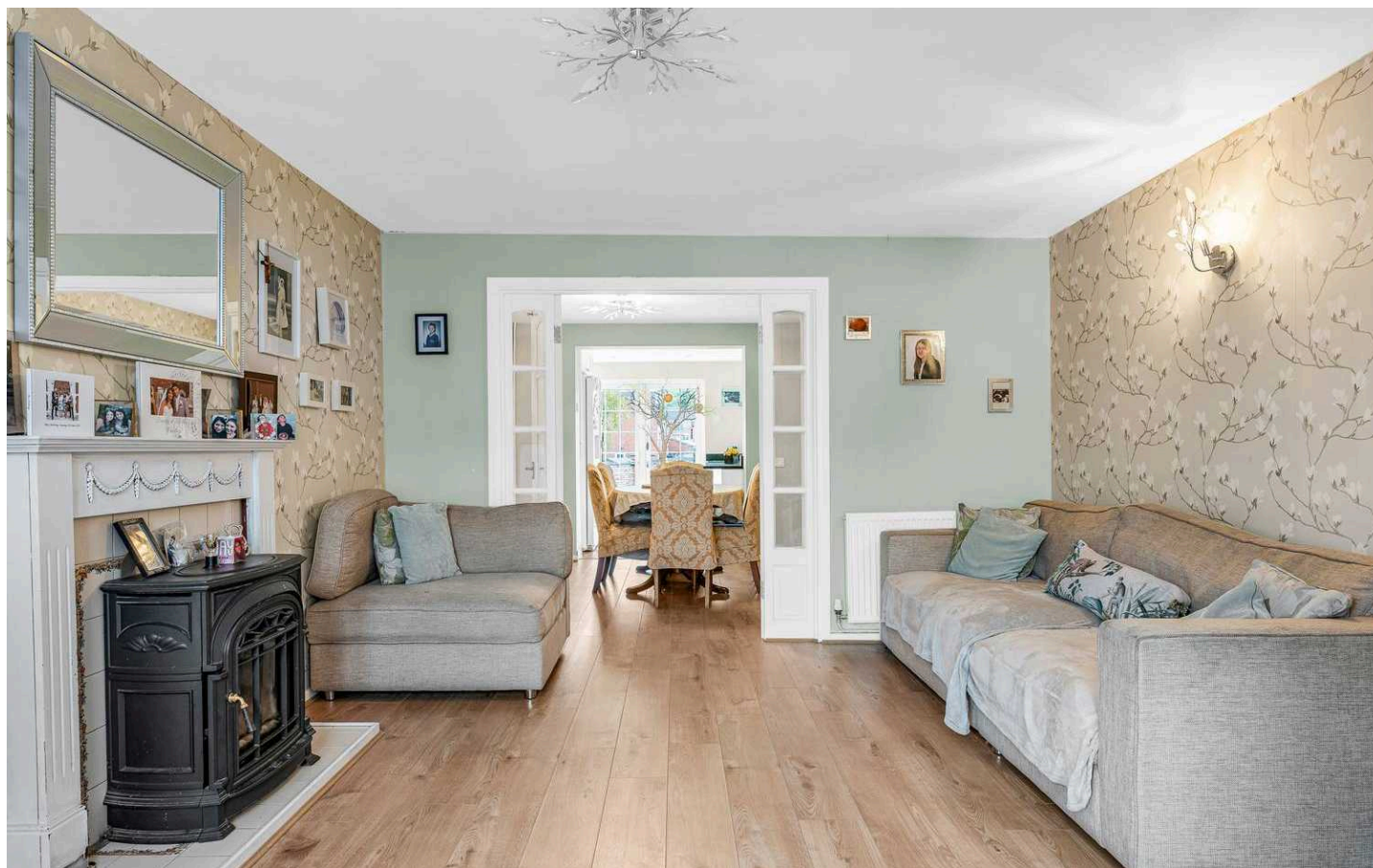
First Floor Landing

With loft access and doors to:

Bedroom One

14' 3" x 8' 7" (4.34m x 2.62m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboards with sliding doors.



Bedroom Two

11' 3" x 9' 1" (3.44m x 2.77m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards with sliding doors.

Bedroom Three

9' 6" x 6' 10" (2.89m x 2.09m)

With double glazed window to front aspect, radiator.

Family Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, vanity unit with wash hand basin, dual flush wc, fully tiled, radiator.





GARDEN

The good size rear garden is predominantly laid to lawn with two patio and shingle seating areas, timber garden shed and gated access to the front.

DRIVEWAY

2 Parking Spaces

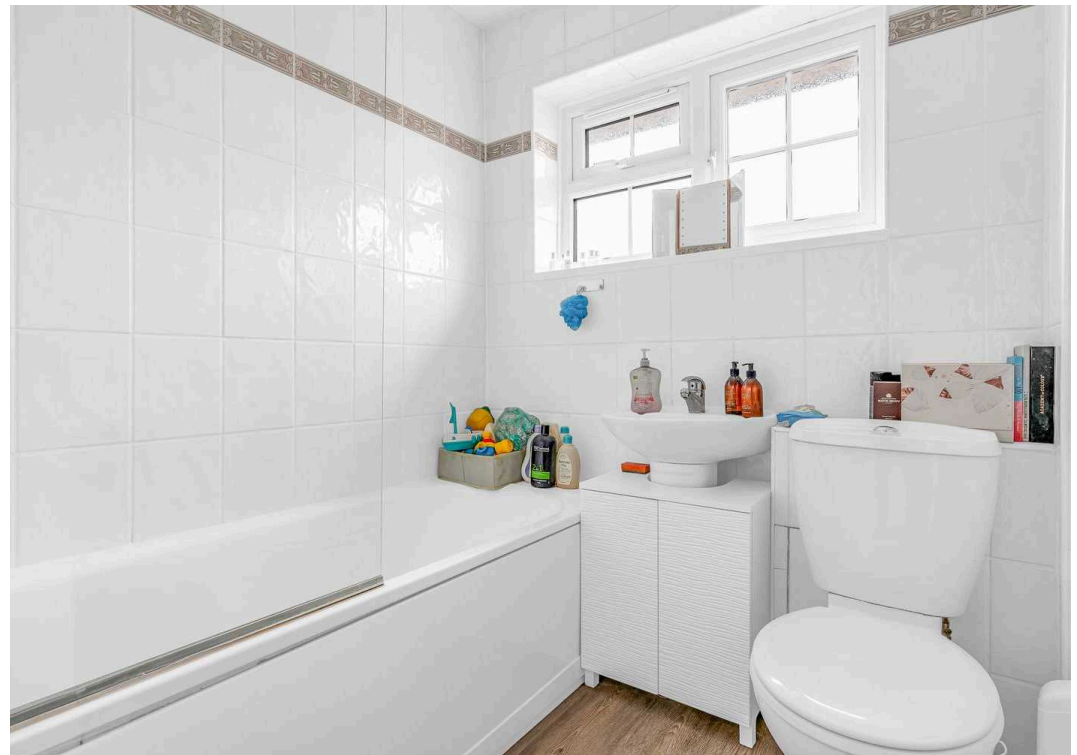
With block paved driveway providing off street parking for two vehicles which in turn gives access:

GARAGE

Single Garage

Integral garage with up and over door to front aspect and personnel door to the entrance hall.







Elliot Heath Estate Agents

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