



Elliot Heath
ESTATE AGENTS

10 The Blanes, Ware
Guide Price **£220,000**

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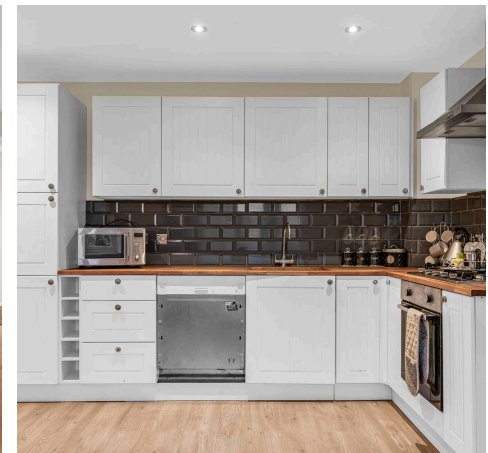
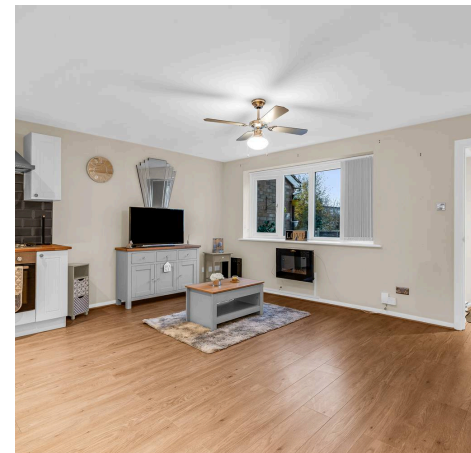
Ware, Ware

1-bed ground floor maisonette in Old Vicarage development. Open plan living, modern bathroom, double glazing, gas heating, front garden, residents parking. No onward chain, extended lease. Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Ground Floor

Approx. 41.6 sq. metres (448.2 sq. feet)



Total area: approx. 41.6 sq. metres (448.2 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.

Property marketing provided by www.matthewkyle.co.uk

Entrance Lobby

With radiator, wood effect flooring and door to:

Kitchen/Dining/Living Room

15' 5" x 15' 1" (4.71m x 4.61m)

Living/Dining Room

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

Kitchen

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, tiled splash back areas, wood effect flooring, open to:

Rear Lobby

With radiator, wood effect flooring, built in storage cupboard and doors to:

Bedroom

9' 11" x 11' 3" (3.01m x 3.43m)

With double glazed window to rear aspect, radiator.

Shower Room

Fitted with a suite large walk in shower cubicle, concealed cistern wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, heated towel rail.

Garden

Garden to the front mainly laid to artificial lawn, timber garden shed and external brick built store.

Off street

1 Parking Space

Residents parking.





Elliot Heath Estate Agents

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