



**Elliot Heath**  
ESTATE AGENTS

**8 Ascot Terrace, Great Amwell**  
Guide Price **£318,750**



# 8 Ascot Terrace

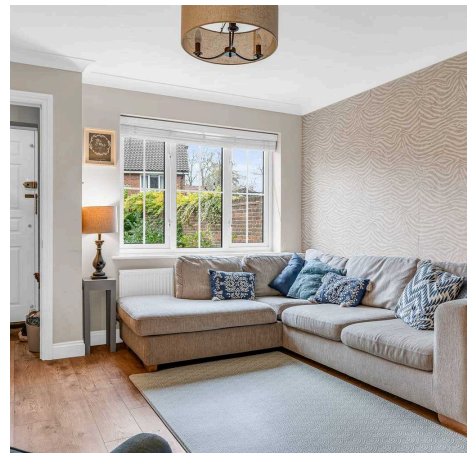
Great Amwell, Ware

For sale: 75% share of a modern 2 bed end of terrace in Great Amwell. Includes living room, kitchen/dining, bathroom, parking, and southerly garden. Easy access to Hertford, Ware, and London. Council Tax band: D

Tenure: Leasehold

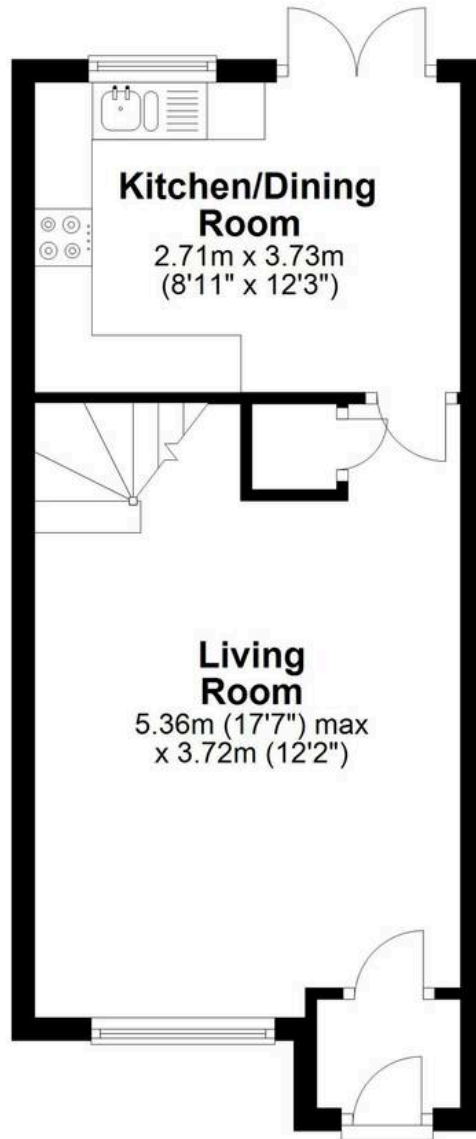
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



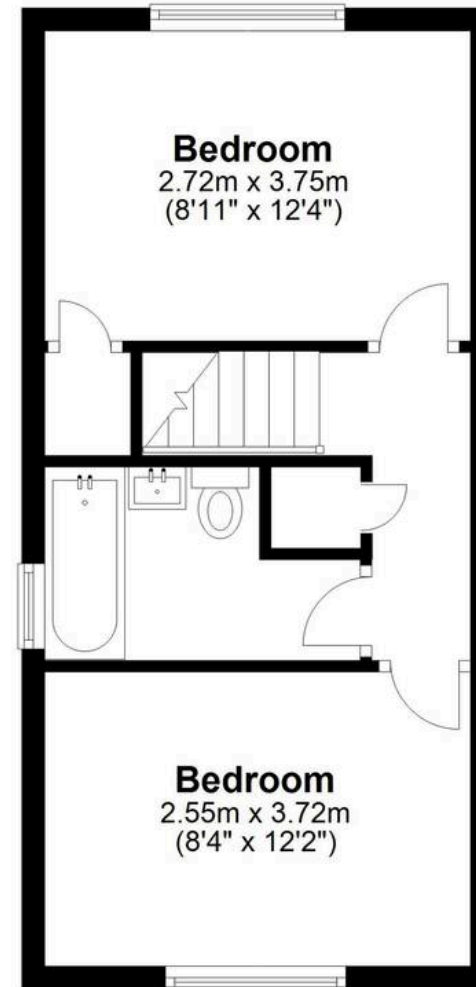
## Ground Floor

Approx. 31.4 sq. metres (337.9 sq. feet)



## First Floor

Approx. 30.4 sq. metres (327.6 sq. feet)



Total area: approx. 61.8 sq. metres (665.6 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](http://www.matthewkyle.co.uk)



### Entrance Lobby

With wood flooring, radiator, door to:

### Living Room

17' 7" x 12' 2" (5.36m x 3.72m)

With double glazed window to front aspect, two radiators, stairs rising to first floor landing, built in storage cupboard, wood flooring, door to:

### Kitchen/Dining Room

8' 11" x 12' 3" (2.71m x 3.73m)

With double glazed window and door onto 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, space and plumbing for washing machine, tiled splash back areas, wood flooring, vertical radiator.

### First Floor Landing

With built in storage cupboard and doors to:

### Bedroom One

8' 11" x 12' 4" (2.72m x 3.75m)

With double glazed window to rear aspect, radiator, built in storage cupboard.

### Bedroom Two

8' 4" x 12' 2" (2.55m x 3.72m)

With double glazed window to front aspect, radiator.

### Bathroom

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, wood effect flooring, chrome heated towel rail.







### **FRONT GARDEN**

Front garden laid to lawn with attractive planting, path to front entrance door and access to the rear garden.

### **REAR GARDEN**

Thoughtfully landscaped southerly aspect garden with large timber garden shed and gated side access to the front.

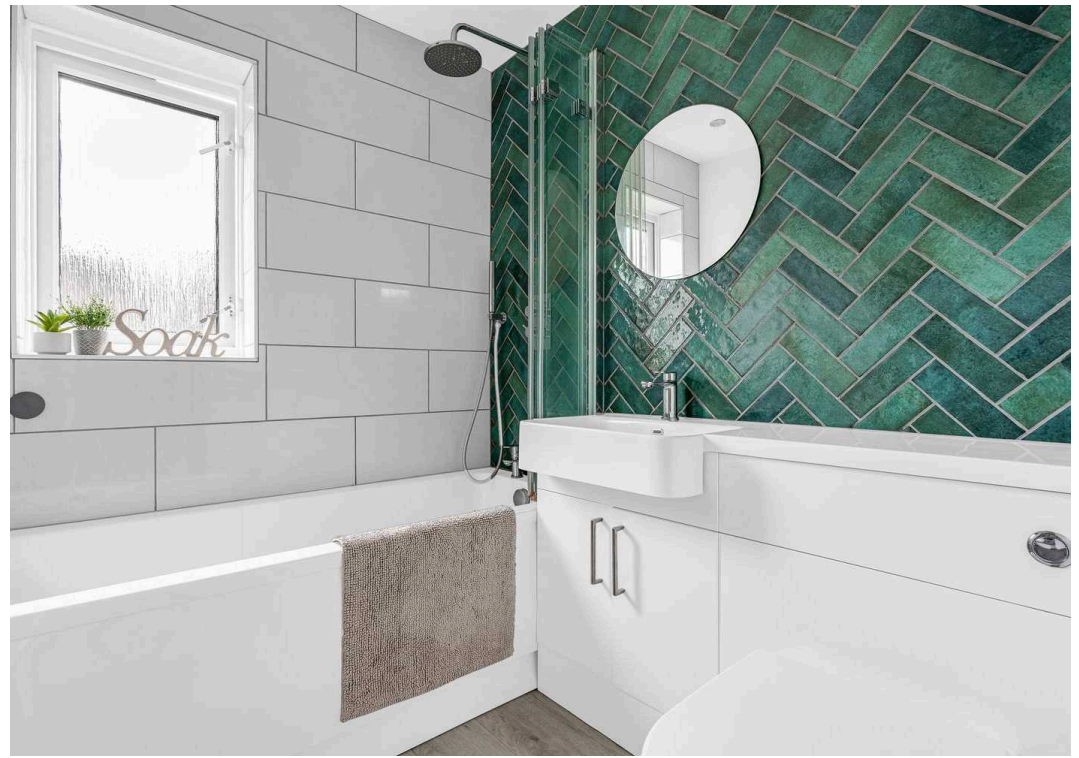
### **ALLOCATED PARKING**

1 Parking Space

Allocated parking space.











## Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

[hello@elliotheath.co.uk](mailto:hello@elliotheath.co.uk)

[elliotheath.co.uk](http://elliotheath.co.uk)