



**Elliot Heath**  
ESTATE AGENTS

**18 Thunder Court, Ware**  
Guide Price **£475,000**

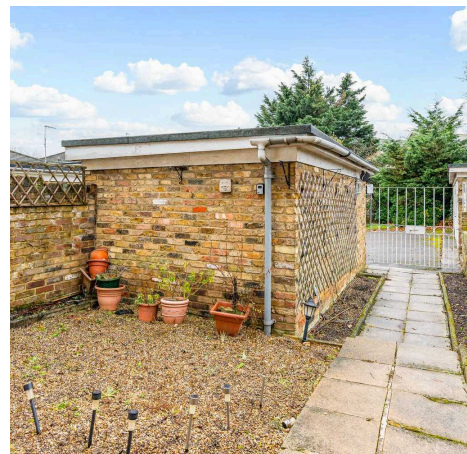


# 18 Thunder Court

Ware, Ware

Rare chance to own a 3-bed semi-detached home in the grounds of a Grade II Listed manor house. Spacious living areas, gardens, garage, and easy access to Ware town centre & train station. Council Tax band: E

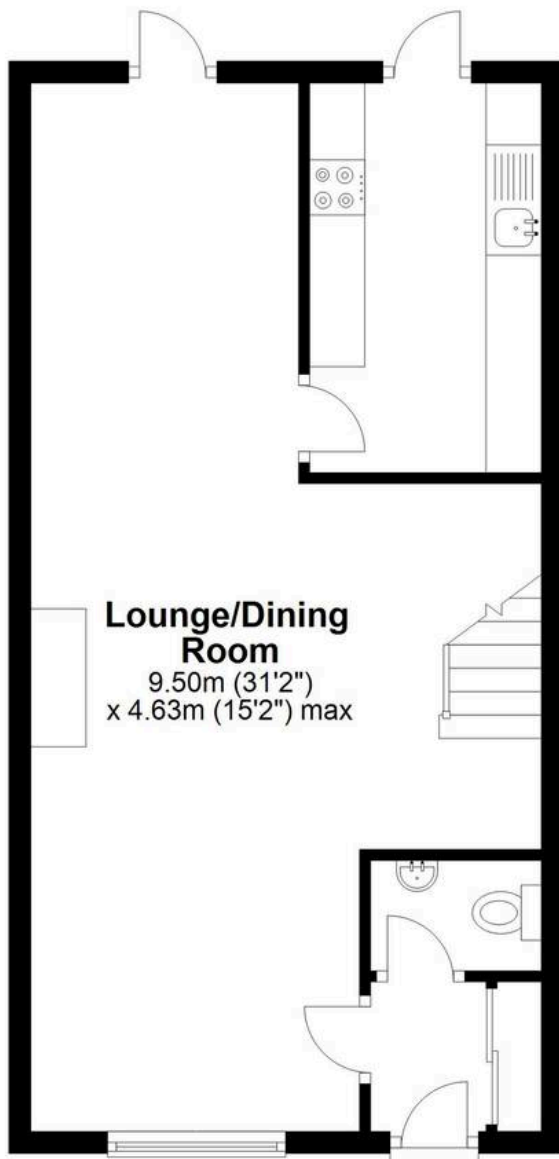
Tenure: Freehold





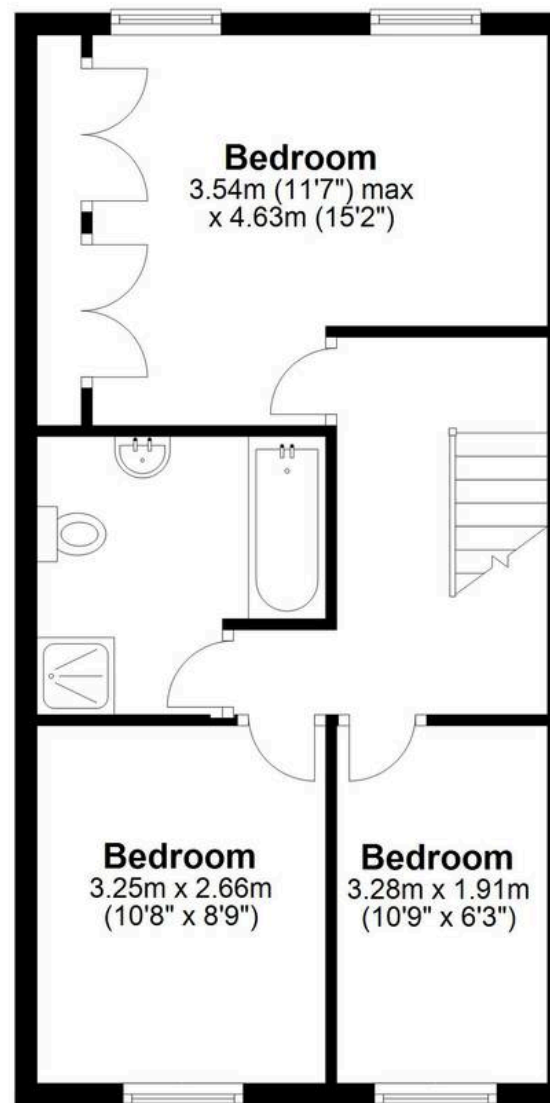
## Ground Floor

Approx. 44.0 sq. metres (473.5 sq. feet)



## First Floor

Approx. 44.2 sq. metres (475.8 sq. feet)



Total area: approx. 88.2 sq. metres (949.3 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 Hall

With built in storage cupboard, electric wall heater, doors to:

### Downstairs WC

Fitted with a suite comprising low flush wc, wash hand basin, tiled splash back areas, electric wall heater.

### Lounge/Dining Room

31' 2" x 15' 2" (9.50m x 4.63m)

Dual aspect with double glazed sash window to front aspect and glazed door opening onto the rear garden, stairs rising to first floor landing, two electric wall heaters, feature fireplace, open to:

### Kitchen

With glazed 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, appliance space, tiled splash back areas, tiled flooring.

### First Floor Landing

With electric wall heater and doors to:

### Bedroom One

11' 7" x 15' 2" (3.54m x 4.63m)

With two double glazed sash windows to rear aspect, electric wall heater, fitted wardrobe cupboards to one wall.

### Bedroom Two

10' 8" x 8' 9" (3.25m x 2.66m)

With double glazed sash window to front aspect, electric wall heater.

### Bedroom Three

10' 9" x 6' 3" (3.28m x 1.91m)

With double glazed sash window to front aspect, electric wall heater.





## Bathroom

Fitted with a suite comprising panel enclosed bath, separate shower cubicle, pedestal wash hand basin, low flush wc, tiled splash back areas, tiled flooring, chrome heated towel rail.







### **FRONT GARDEN**

Gated low maintenance front garden laid with paving and shingle with access to the front entrance door.

### **REAR GARDEN**

Attractively landscaped rear garden featuring a paved seating area with raised beds and steps up to the lawn with a timber garden shed to the rear. Gated access to the side and rear.

### **OFF STREET**

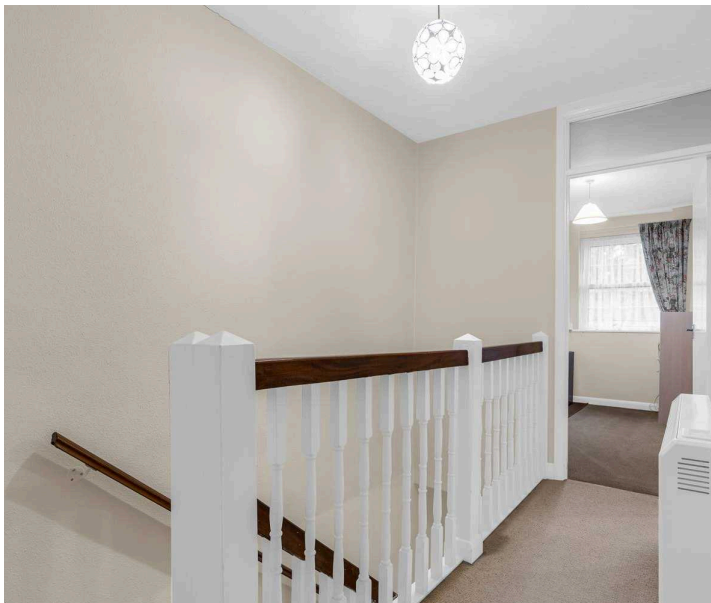
1 Parking Space

Residents parking area.

### **GARAGE**

Single Garage

Detached garage located to the front of the property with up and over door.









## Elliot Heath Estate Agents

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