



Elliot Heath
ESTATE AGENTS

53 Milton Road, WARE
Offers Over **£550,000**

53 Milton Road

WARE, Ware

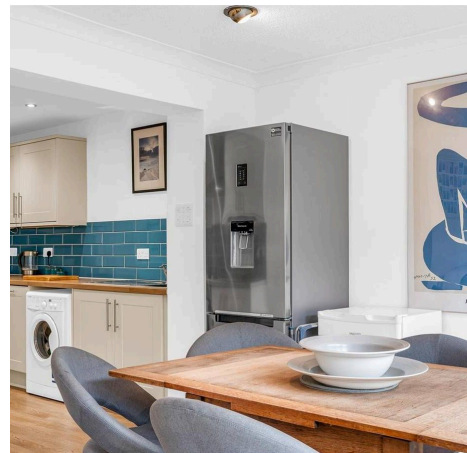
Extended 3-bed family home on Kingshill development. Potential for further enlargement. Immaculately presented with refitted bath/shower room, landscaped garden, driveway. Close to schools, shops.

Council Tax band: D

Tenure: Freehold

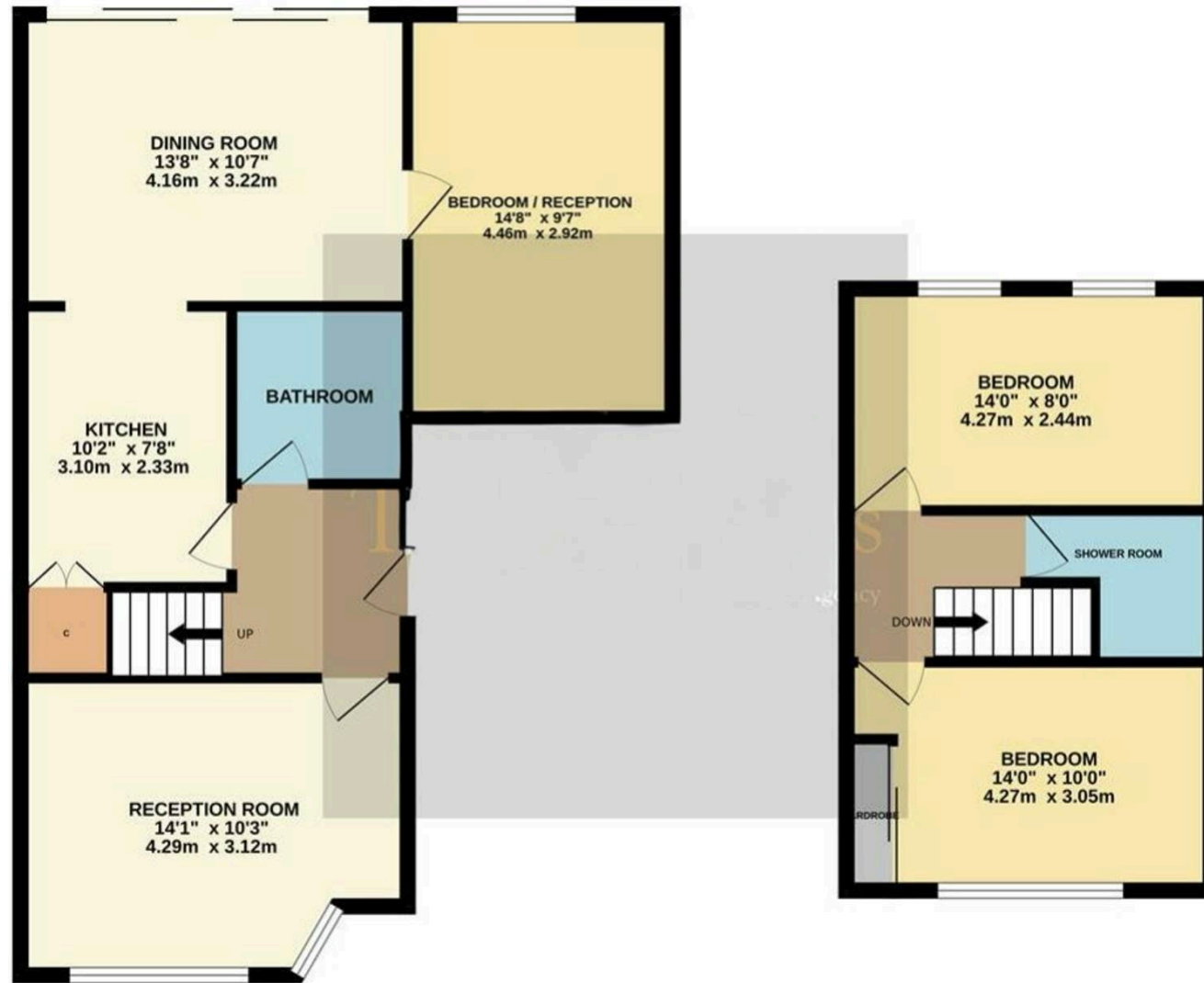
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hall

With stairs rising to first floor landing, wood flooring, radiator, doors to:

Reception Room

14' 1" x 10' 3" (4.29m x 3.12m)

With double glazed bay window to front aspect, radiator, feature fireplace, wood flooring.

Bathroom

Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, heated towel rail.

Kitchen

10' 2" x 7' 8" (3.10m x 2.33m)

Fitted with a range of wall and base storage units with wood work surfaces over incorporation a sink and drainer unit, built in oven gas hob with extractor over, appliance space, tiled splash back areas, wood flooring, built in pantry, open to:

Dining Room

13' 8" x 10' 7" (4.16m x 3.22m)

With double glazed double doors opening onto the rear garden, wood flooring, radiator, door to:

Bedroom/Reception Room

14' 8" x 9' 7" (4.46m x 2.92m)

Dual aspect with double glazed windows to front and rear aspect, wood flooring, radiator.

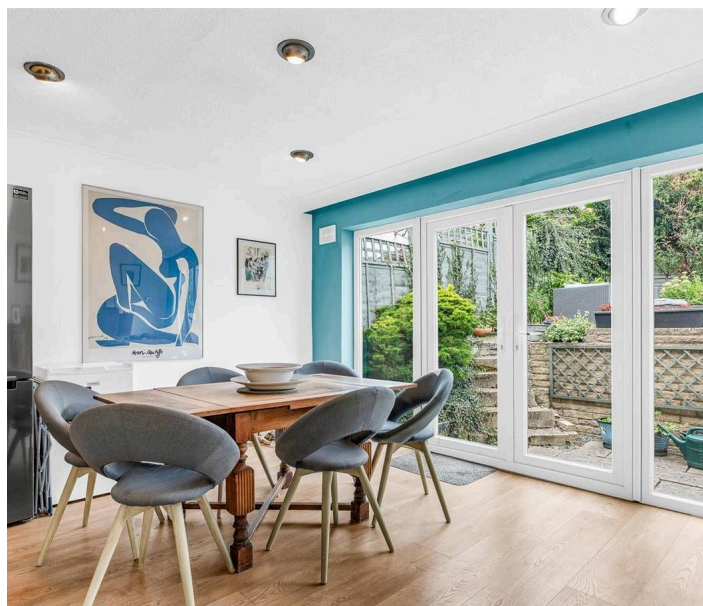
First Floor Landing

With radiator and doors to:

Bedroom One

14' 0" x 10' 0" (4.27m x 3.05m)

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



Bedroom Two

14' 0" x 8' 0" (4.27m x 2.44m)

With double glazed window to rear aspect, radiator.

AGENTS NOTE - this was originally two separate bedrooms and could easily be reinstated if required.

Shower Room

Fitted with a suite comprising shower cubicle, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, heated towel rail.





REAR GARDEN

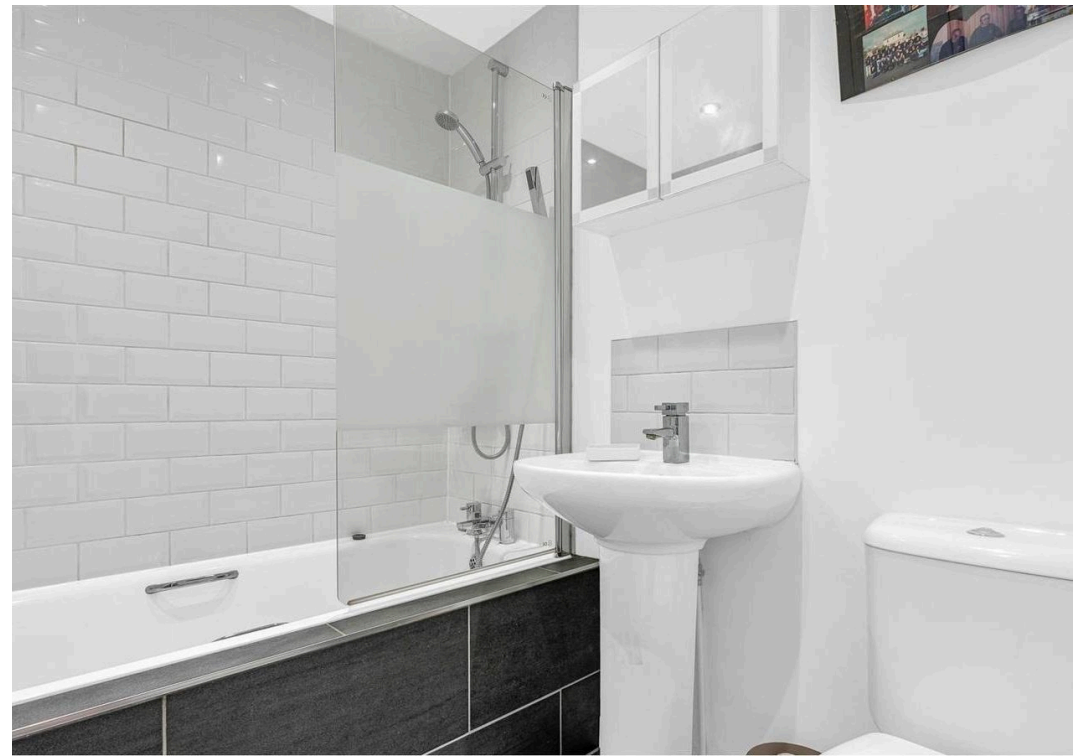
The sunny low maintenance rear garden benefits from mature planted borders.

DRIVEWAY

2 Parking Spaces

Block paved driveway providing parking for two vehicles.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	80
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Elliot Heath Estate Agents

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

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk