



Elliot Heath
ESTATE AGENTS

82 The Hyde, Ware
Guide Price **£385,000**

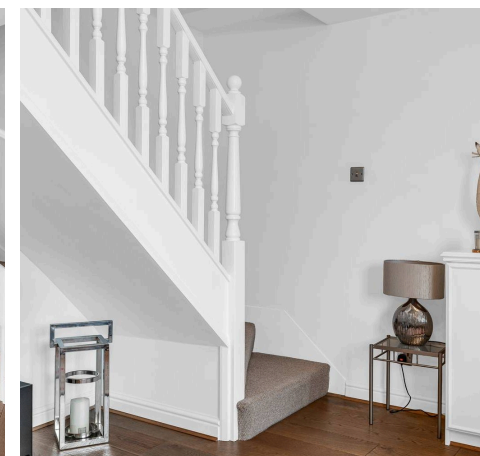
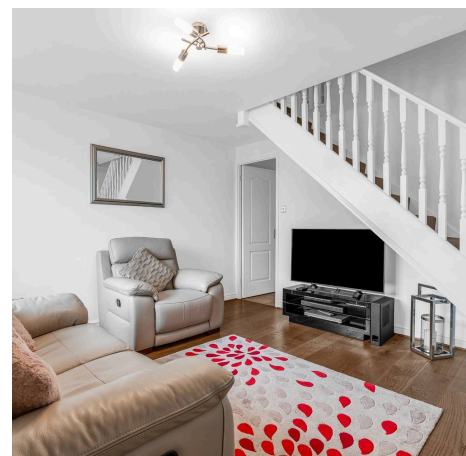
82 The Hyde

Ware, Ware

Modern 2-bed home in The Hyde development with living room, kitchen/dining room, landscaped garden, allocated parking. Close to amenities and train station. Call Elliot Heath on 01920 293333. Council Tax band: D

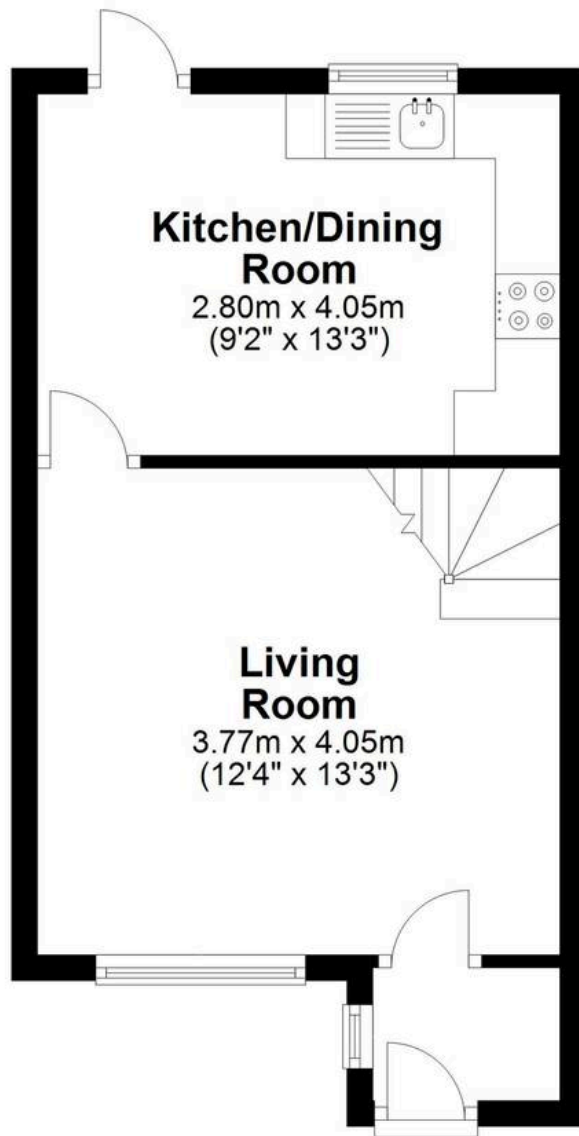
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



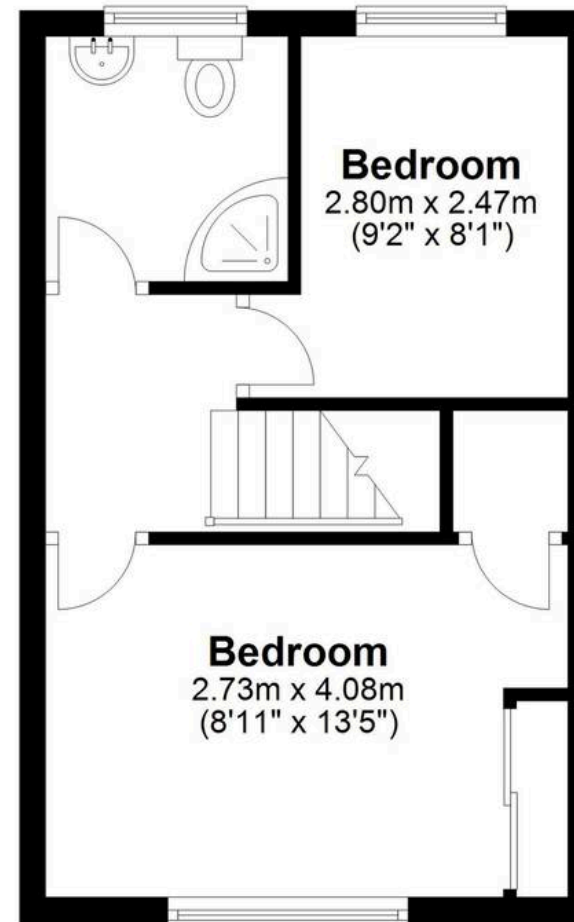
Ground Floor

Approx. 28.7 sq. metres (308.4 sq. feet)



First Floor

Approx. 27.2 sq. metres (293.0 sq. feet)



Total area: approx. 55.9 sq. metres (601.4 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 double glazed window, radiator, door to:

Living Room

12' 4" x 13' 3" (3.77m x 4.05m)

With double glazed window to front aspect, radiator, wood flooring, stairs to first floor landing, door to:

Kitchen/Dining Room

9' 2" x 13' 3" (2.80m x 4.05m)

With double glazed door 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, built in oven with hob and extractor over, appliance space, radiator, tiled flooring.

First Floor Landing

With radiator, loft access and doors to:

Bedroom One

8' 11" x 13' 5" (2.73m x 4.08m)

With double glazed window to front aspect, radiator, built in storage cupboard, fitted wardrobe cupboards with mirrored sliding doors.

Bedroom Two

9' 2" x 8' 1" (2.80m x 2.47m)

With double glazed window to rear aspect, radiator.

Shower Room

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising shower cubicle, pedestal wash hand basin, dual flush wc, tiled walls radiator.





FRONT GARDEN

The front garden is mainly laid to lawn with attractive planting.

REAR GARDEN

The heavily stocked rear garden is attractively landscaped with timber garden shed and gated access to the side.

ALLOCATED PARKING

1 Parking Space

One allocated parking space to the front with ample on street visitors parking.







Elliot Heath Estate Agents

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