



**Elliot Heath**  
ESTATE AGENTS

**23 Parnel Road, Ware**  
Offers Over **£400,000**



## 23 Parnel Road

Ware, Ware

Charming 3-bed family home near Ware town centre. Needs modernisation. Features gas heating, double glazing, spacious garden. Close to town and railway. No chain. Call Elliot Heath on 01920 293333. Council Tax band: C

Tenure: Freehold

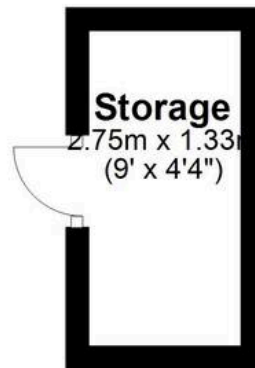
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



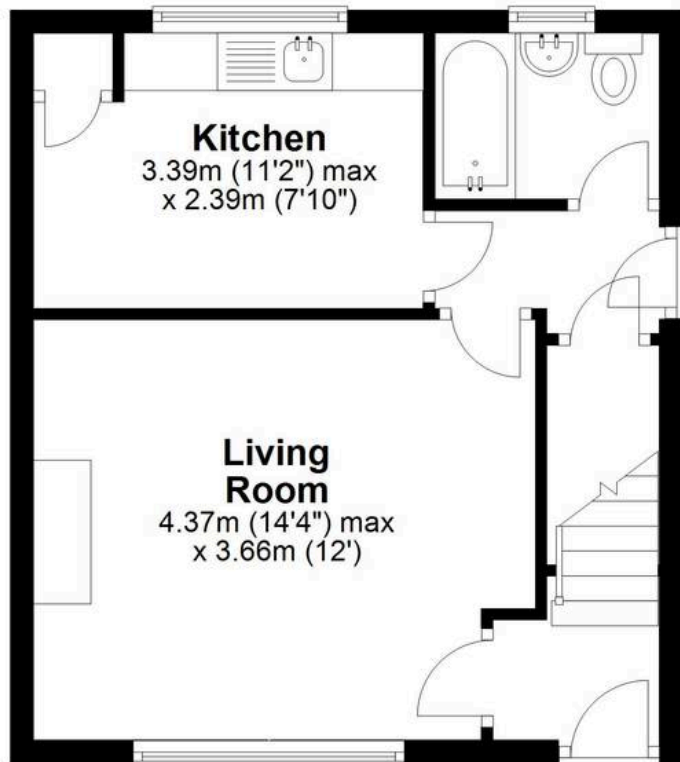
## Outbuilding

Approx. 3.6 sq. metres (39.2 sq. feet)



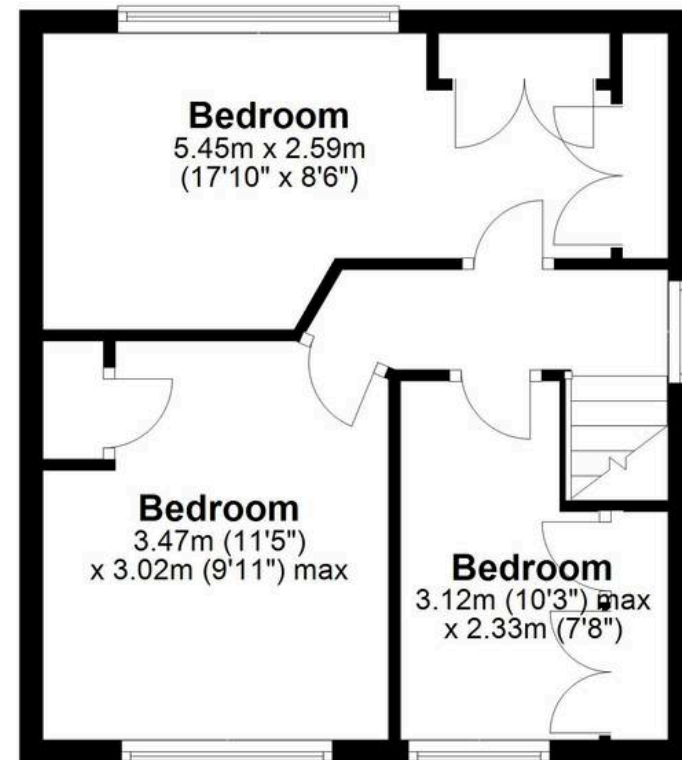
## Ground Floor

Approx. 33.3 sq. metres (358.2 sq. feet)



## First Floor

Approx. 33.5 sq. metres (360.8 sq. feet)



Total area: approx. 70.4 sq. metres (758.2 sq. feet)



### Entrance Lobby

With stairs rising to first floor landing, radiator, door to:

### Living Room

14' 4" x 12' 0" (4.37m x 3.66m)

With double glazed window to front aspect, radiator, feature fireplace, door to:

### Rear Lobby

With double glazed door giving access to outside, radiator, large under stairs storage cupboard, doors to:

### Kitchen

11' 1" x 7' 10" (3.39m x 2.39m)

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

### Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising tile enclosed bath, pedestal wash hand basin, low flush wc, tiled walls, radiator.

### First Floor Landing

With double glazed window to side aspect, loft access, radiator, doors to:

### Bedroom One

17' 11" x 8' 6" (5.45m x 2.59m)

With double glazed window to rear aspect, radiator, fitted with a range of bedroom furniture.

### Bedroom Two

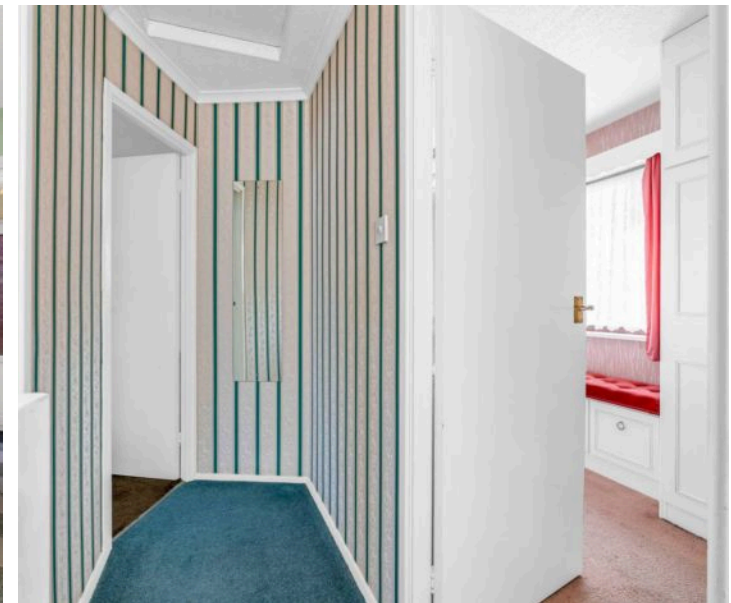
11' 5" x 9' 11" (3.47m x 3.02m)

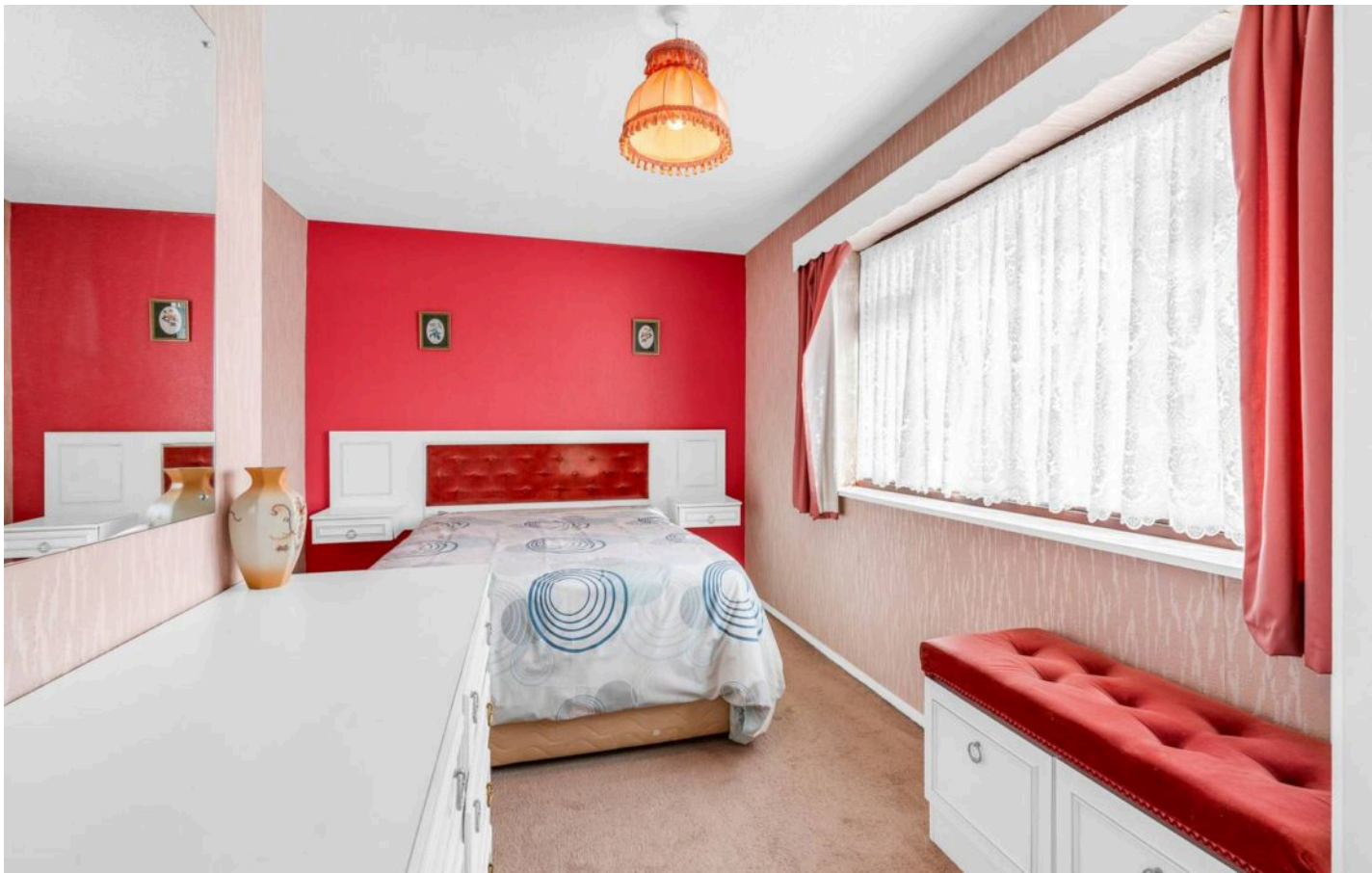
With double glazed window to front aspect, radiator, fitted with a range of bedroom furniture.

### Bedroom Three

10' 3" x 7' 8" (3.12m x 2.33m)

With double glazed window to font aspect, radiator, fitted with a range of bedroom furniture.





#### **FRONT GARDEN**

The front garden is laid to lawn with mature shrub and hedge borders with gated access to the rear garden.

#### **REAR GARDEN**

The rear garden is of a good size with paved seating areas, lawn with shrub borders, two greenhouses and a brick built store measuring approximately 2.75 x 1.33 (9'0 x 4'4).







## Elliot Heath Estate Agents

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