



Elliot Heath
ESTATE AGENTS

20 Dellfield, Wadesmill
Guide Price **£225,000**

20 Dellfield

Wadesmill, Ware

First floor 2 bed apartment in Wadesmill village near Ware. Kitchen, bathroom, double glazing, gas central heating, ample storage, entry phone system, residents parking. No chain.
Council Tax band: C

Tenure: Leasehold

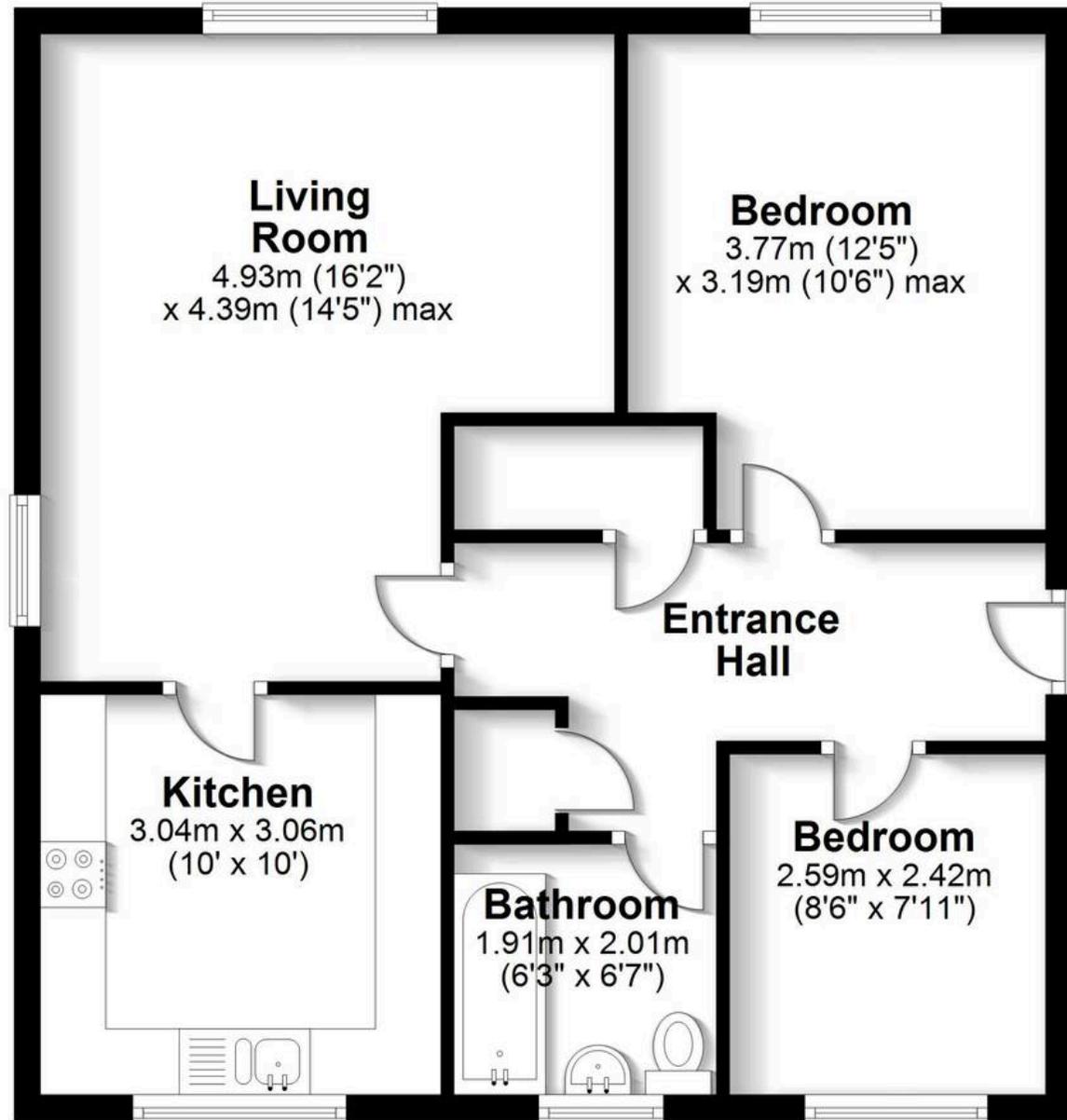
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



First Floor

Approx. 62.0 sq. metres (667.0 sq. feet)



Total area: approx. 62.0 sq. metres (667.0 sq. feet)

Communal Entrance Hall

With private front entrance door to:

Entrance Hall

With two large built in storage cupboards, radiator, entryphone system, doors to:

Living Room

16' 2" x 14' 5" (4.93m x 4.39m)

Dual aspect with two double glazed windows, wood effect flooring, radiator, door to:

Kitchen

10' 0" x 10' 0" (3.04m x 3.06m)

With double glazed window. Fitted with a range of wall and base storage units with work surfaces over incorporating as sink and drainer unit, appliance space, wall mounted gas fired boiler, tiled splash back areas, tile effect flooring, radiator.

Bedroom One

12' 4" x 10' 6" (3.77m x 3.19m)

With double glazed window, radiator.

Bedroom Two

8' 6" x 7' 11" (2.59m x 2.42m)

With double glazed window, radiator.

Bathroom

With double glazed window with obscure glass. Fitted with a suite comprising panel enclosed bath, wall hung wash hand basin, low flush wc, tiled splash back areas, radiator.



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COMMUNAL GARDEN

The property benefits from communal gardens with communal rotary washing lines. There are two spacious external cupboards, one just to the left of the flat entrance upstairs and one larger cupboard downstairs.

OFF STREET

1 Parking Space

Ample residents parking.







Elliot Heath Estate Agents

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