



Elliot Heath
ESTATE AGENTS

3 Briardale, Ware
Guide Price **£375,000**

3 Briardale

Ware, Ware

Modern 2-bed home on Old Vicarage Development.
Walk to amenities & station. Reception room,
conservatory, kitchen, low maintenance garden.
Allocated parking, UPVC double glazing, GCH. No
chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

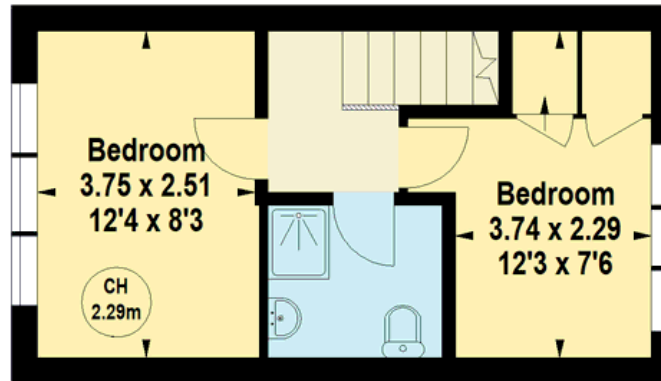


Briardale, SG12

Approximate Area = 63.17 sq m / 680 sq ft
(Including Store)

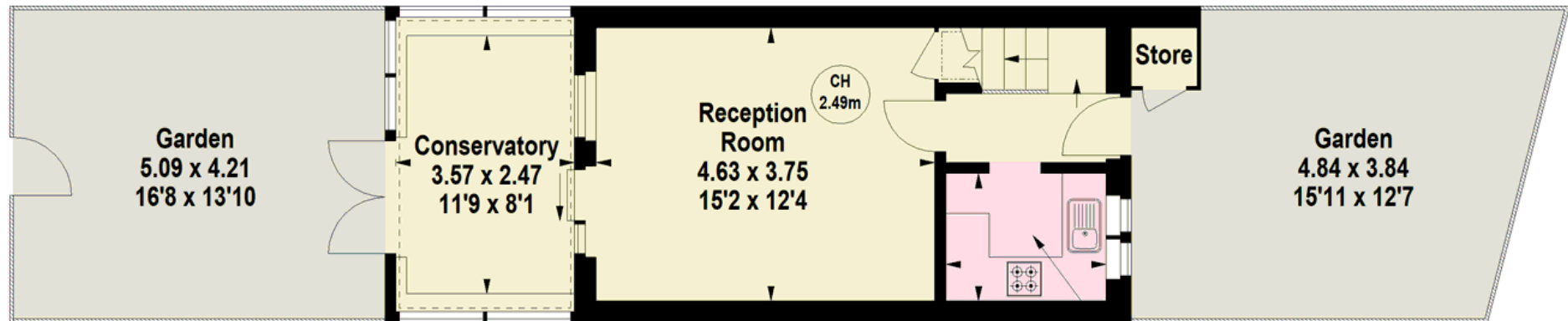
Store = 0.74 sq m / 8 sq ft

Key :
CH - Ceiling Height



First Floor

Approx. 26.48 sq m / 285 sq ft



Ground Floor

Approx. 35.95 sq m / 387 sq ft

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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Entrance Hall

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

Kitchen

7' 3" x 5' 10" (2.21m x 1.78m)

With double glazed window to front 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, tiled flooring.

Reception Room

15' 2" x 12' 4" (4.62m x 3.76m)

With double glazed window and sliding patio doors to the conservatory, radiator, wood flooring, under stairs storage cupboard.

Conservatory

11' 9" x 8' 1" (3.58m x 2.46m)

Of glazed and brick construction with double doors opening onto the rear garden, wood effect flooring.

First Floor Landing

With doors to:

Bedroom One

12' 4" x 8' 3" (3.76m x 2.51m)

With double glazed window to rear aspect, radiator.

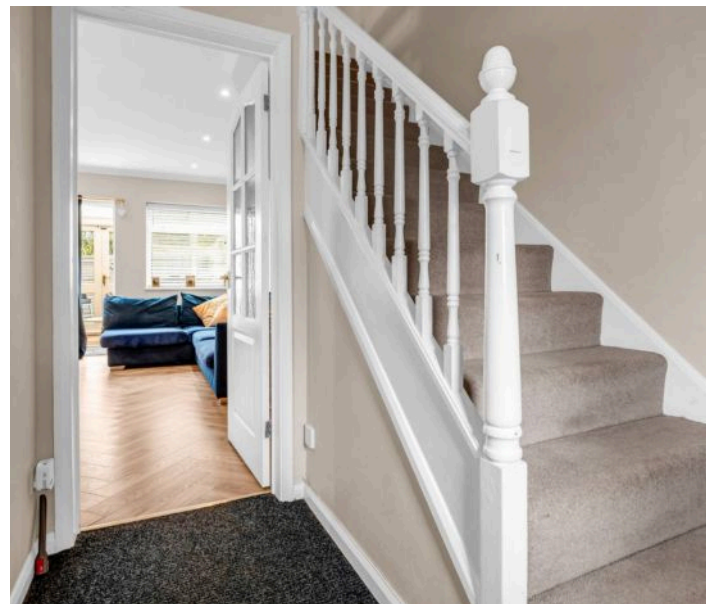
Bedroom Two

12' 3" x 7' 6" (3.73m x 2.29m)

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

Shower Room

Fitted with a suite comprising fully tiled shower cubicle, dual flush wc, pedestal wash hand basin, fully tiled walls, tiled flooring.





FRONT GARDEN

The front garden is heavily stocked with mature plants and shrubs with a brick built store and block paved path.

REAR GARDEN

The rear garden is block paved with gate to the rear giving access to the allocated parking.

ALLOCATED PARKING

1 Parking Space

Allocated parking located to the rear of the property.





Elliot Heath Estate Agents

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

01920 29 33 33

hello@elliotheath.co.uk

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