



**Elliot Heath**  
ESTATE AGENTS

**89 Page Hill, WARE**  
In Excess of **£400,000**



# 89 Page Hill

WARE, Ware

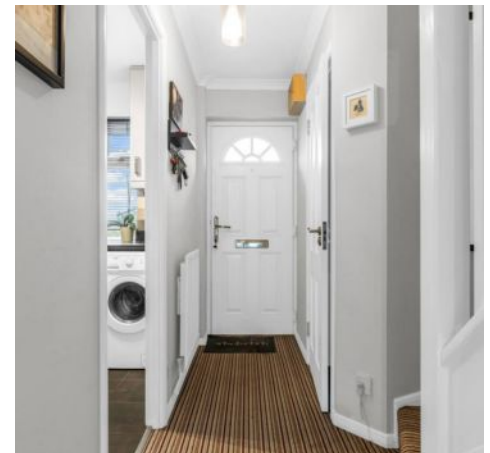
Modern 2-bed house in a popular cul-de-sac. Features fitted kitchen, living/dining room opening to garden, ground floor WC, two double bedrooms, parking for 2 cars & easy access to town and station.

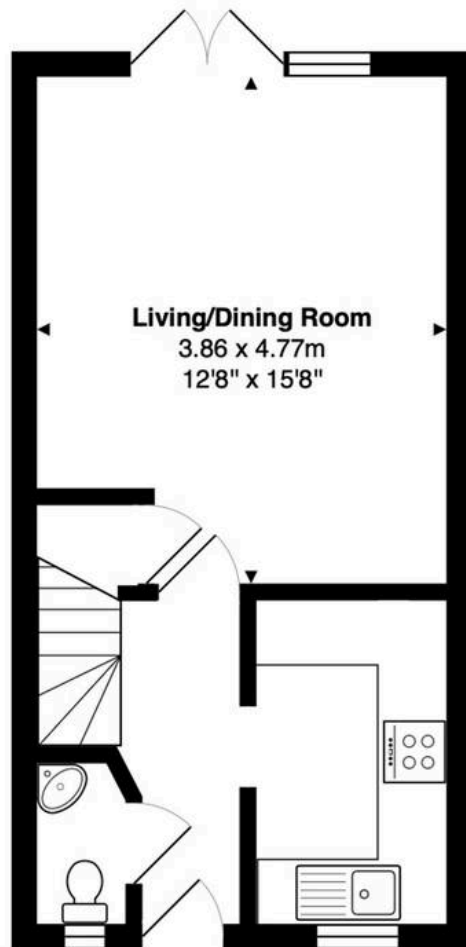
Council Tax band: D

Tenure: Freehold

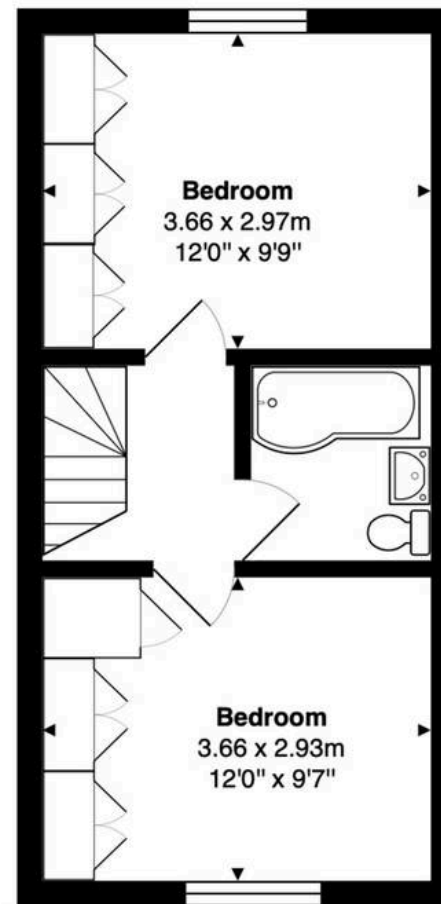
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





**Ground Floor**  
Area: 30.2 m<sup>2</sup> ... 325 ft<sup>2</sup>



**First Floor**  
Area: 30.2 m<sup>2</sup> ... 325 ft<sup>2</sup>

**Total Area: 60.4 m<sup>2</sup> ... 650 ft<sup>2</sup>**

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](http://www.matthewkyle.co.uk)



### Entrance Hall

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

### Downstairs WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising dual flush wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, radiator.

### Kitchen

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, built in oven, hob with extractor over, appliance space, tiled splash back areas, tiled flooring.

### Living/Dining Room

12' 8" x 15' 8" (3.86m x 4.77m)

With double glazed double doors and window to the rear garden, radiator, under stairs storage cupboard.

### First Floor Landing

With loft access and doors to:

### Bedroom One

12' 0" x 9' 9" (3.66m x 2.97m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards to one wall.

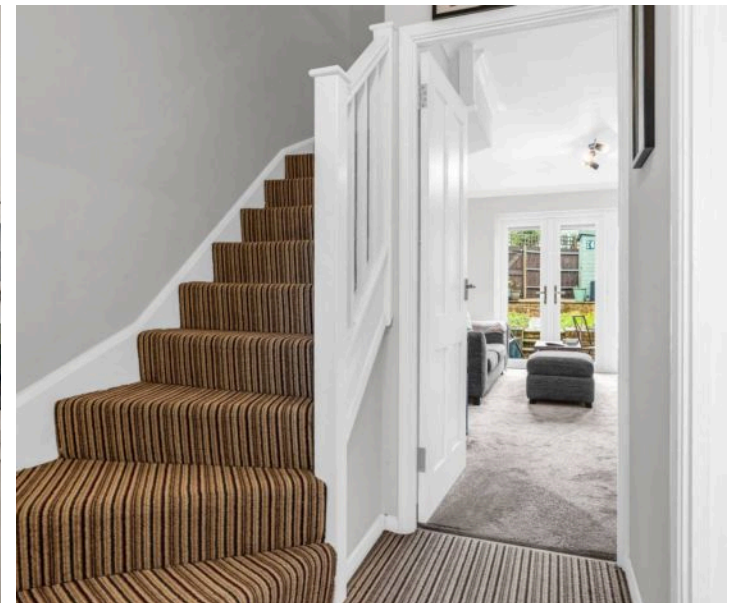
### Bedroom Two

12' 0" x 9' 7" (3.66m x 2.93m)

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

### Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush wc, fully tiled, radiator.







### **FRONT GARDEN**

Low maintenance front garden laid with shingle.

### **REAR GARDEN**

Landscaped rear garden featuring a patio seating area with steps up to the lawn with raised beds and further paved area to the rear housing a timber garden shed. Gated rear access to Watton Road.

### **ALLOCATED PARKING**

2 Parking Spaces

Two allocated parking spaces located to the front of the property.







## Elliot Heath Estate Agents

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