



Elliot Heath
ESTATE AGENTS

34 Cundalls Road, Ware
Guide Price **£350,000**

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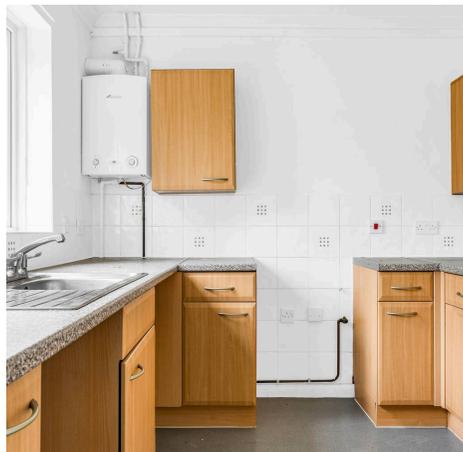
Ware, Ware

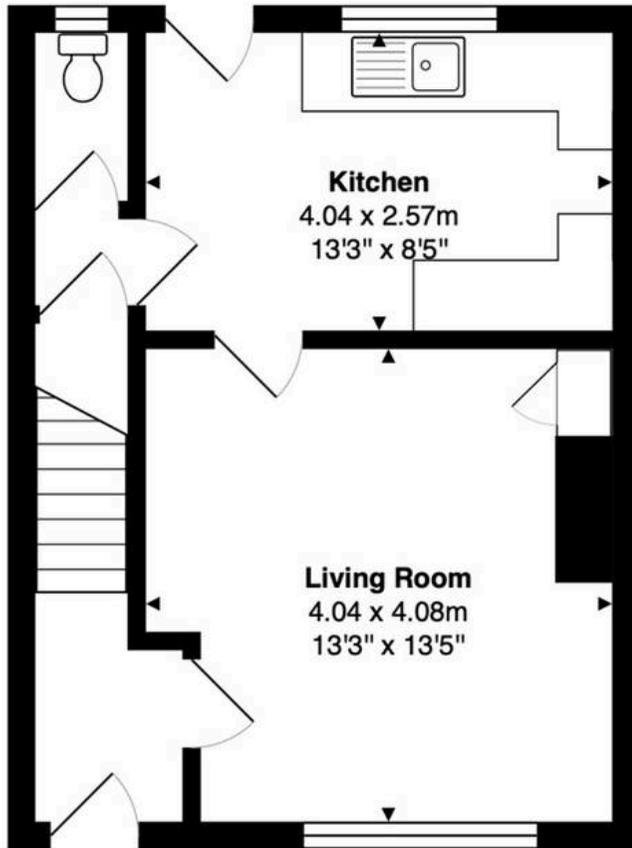
Elliot Heath offer this three-bedroom end-of-terrace home with vacant possession, large driveway, rear garden, and scope for modernisation. Close to Ware town centre, station, A10, and top schools. Council Tax band: C

Tenure: Freehold

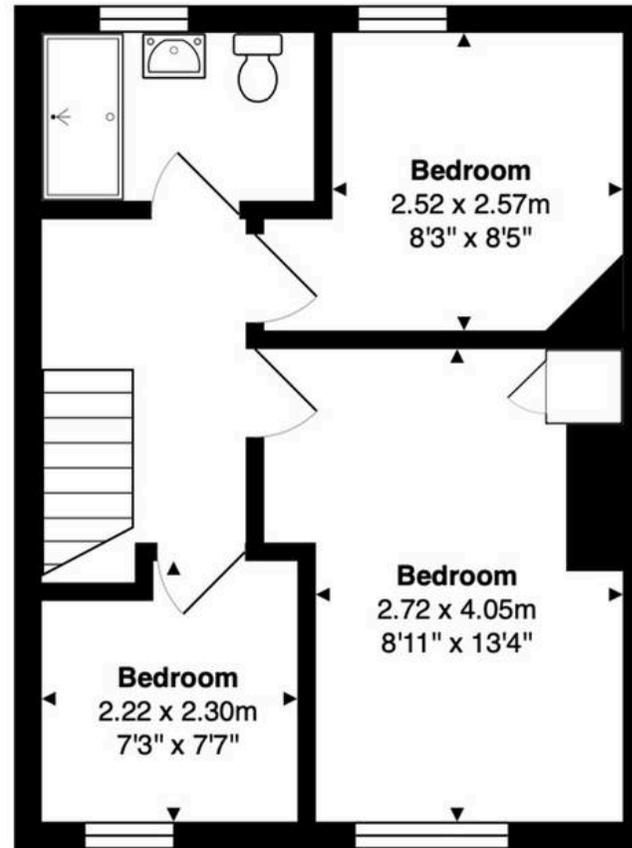
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor
 Area: 34.4 m² ... 370 ft²



First Floor
 Area: 34.3 m² ... 370 ft²

Total Area: 68.7 m² ... 740 ft²

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 Hall

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

Living Room

13' 3" x 13' 5" (4.04m x 4.08m)

With double glazed window to front aspect, radiator, built in storage cupboard, door to:

Kitchen

13' 3" x 8' 5" (4.04m x 2.57m)

With double glazed window and door to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, wall mounted boiler, tiled splash back areas, radiator, door to:

Rear Lobby

With under stairs storage cupboard and door to:

Downstairs WC

With double glazed window to rear aspect with obscure glass. Fitted with a low flush wc.

First Floor Landing

With radiator, loft access and doors to:

Bedroom One

8' 11" x 13' 3" (2.72m x 4.05m)

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

Bedroom Two

8' 3" x 8' 5" (2.52m x 2.57m)

With double glazed window to rear aspect, radiator.

Bedroom Three

7' 3" x 7' 7" (2.22m x 2.30m)

With double glazed window to front aspect, radiator.

Shower Room

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising large walk in shower, low flush wc, pedestal wash hand basin, tiled splash back areas, radiator.





REAR GARDEN

Mainly laid to lawn with gated access to the front.

DRIVEWAY

2 Parking Spaces

Generous frontage providing ample off street parking.





Elliot Heath Estate Agents

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