



**Elliot Heath**  
ESTATE AGENTS

**67 Briardale, WARE**  
Guide Price **£230,000**

# 67 Briardale

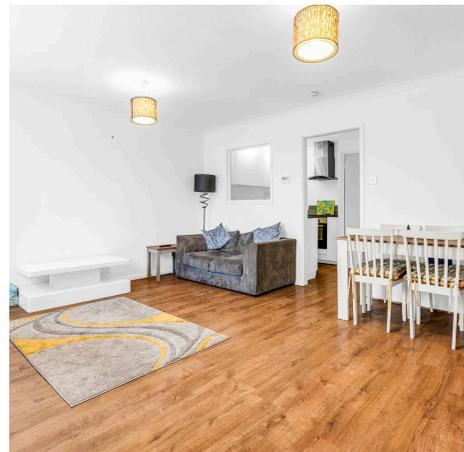
WARE, Ware

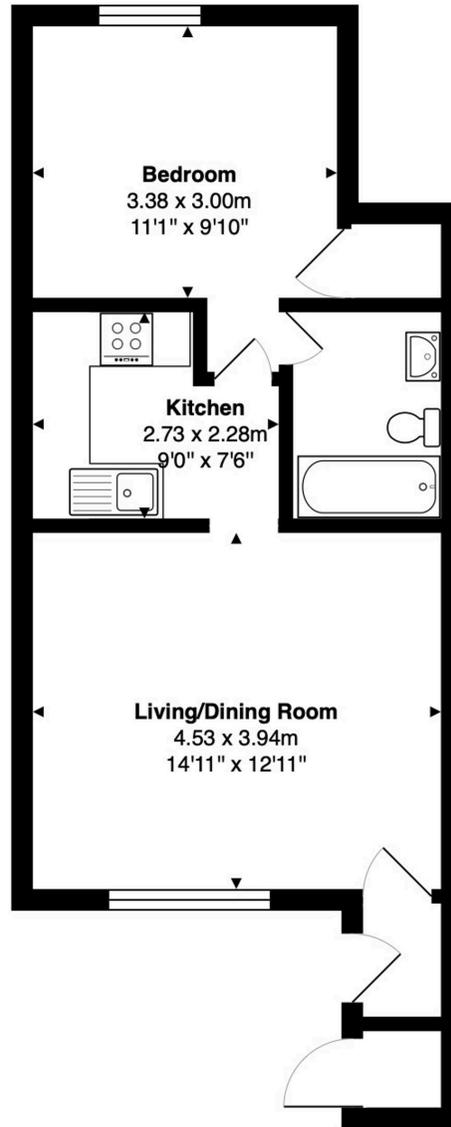
Spacious ground floor 1 bed maisonette with private garden & allocated parking, ideally located on popular development close to Ware town centre. Offering open-plan living, fitted kitchen & bathroom. Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





**Ground Floor**  
Area: 42.8 m<sup>2</sup> ... 461 ft<sup>2</sup>

### Entrance Lobby

Front door leading to entrance lobby with radiator and multi pane door to:

### Living/Dining Room

14' 10" x 12' 11" (4.53m x 3.94m)

With double glazed window to front aspect, radiator, wood effect flooring, open to:

### Kitchen

8' 11" x 2' 8" (2.73m x 0.82m)

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, tiled splash back areas, wood effect flooring, door to:

### Bedroom

11' 1" x 9' 10" (3.38m x 3.00m)

With double glazed window to rear aspect, radiator, built in storage cupboard, wood effect flooring, door to:

### Bathroom

Fitted with a white suite comprising panel enclosed bath with shower over and glass shower screen, dual flush wc, pedestal wash hand basin, tiled splash back areas, tiled flooring, radiator.

### Outside Storage Cupboard

Housing the combination boiler.

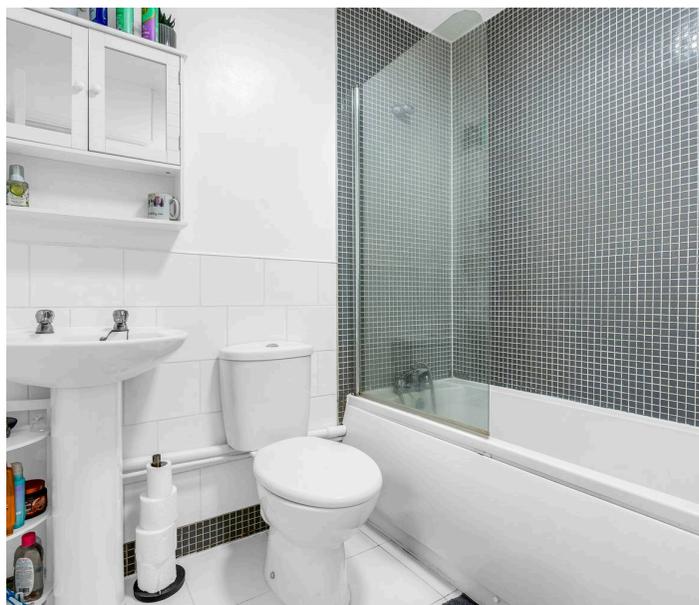
### Garden

Gated low maintenance private garden laid with artificial grass and paved seating area.

### Allocated parking

1 Parking Space

Allocated parking space and ample casual parking.





## Elliot Heath Estate Agents

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