



17 Oliver Court Crouchfield

Ware SG12 0PP

Offers In Excess Of £260,000



KIRBY COLLETTI are pleased to offer this IMMACULATELY PRESENTED TWO BEDROOM SPLIT LEVEL FLAT situated within this idyllic village setting backing onto Crouchfields Playing Fields, whilst being located just over 2 miles from Hertford Town Centre and 3 miles from Ware Town Centre.

Some of the many features include 16ft Lounge, Re-Fitted Kitchen, Bathroom/W.C. 150 Year Lease, uPVC Double Glazing, Communal Gardens and Allocated and Visitors Parking.



ACCOMMODATION

RECEPTION HALL

8'9 x 6'4 (2.67m x 1.93m)

Storage cupboard. Stairs up to first floor.

LOUNGE

16'2 x 11'7 (4.93m x 3.53m)

Rear aspect uPVC double glazed window and rear aspect full height bay window.

KITCHEN

7'2 x 7 (2.18m x 2.13m)

Front aspect uPVC double glazed window. White gloss wall and base units with rolled edge worksurfaces over and tiled splashbacks. Built in electric oven and hob. Extractor canopy above. Stainless steel single drainer sink unit. Plumbing for washing machine. Space for fridge freezer. Tiled floor.

FIRST FLOOR LANDING

10'5 x 6'4 max (3.18m x 1.93m max)

Airing cupboard.

BEDROOM ONE

12 x 9 max (3.66m x 2.74m max)

Rear aspect uPVC double glazed window. Electric heater.

BEDROOM TWO

12 x 7'7 max (3.66m x 2.31m max)

Rear aspect uPVC double glazed window. Electric heater. Access to loft.

BATHROOM/W.C

6'9 x 5'6 (2.06m x 1.68m)

Velux window. Panel enclosed bath with mixer tap and separate shower unit with glazed screen. Tiled surround. Low level WC. Pedestal wash hand basin. Fully tiled walls and floor.

OUTSIDE

AGENT NOTES

150 Year Lease

Service Charge: £1383.18 Per Annum

Ground Rent: £0

Road Map



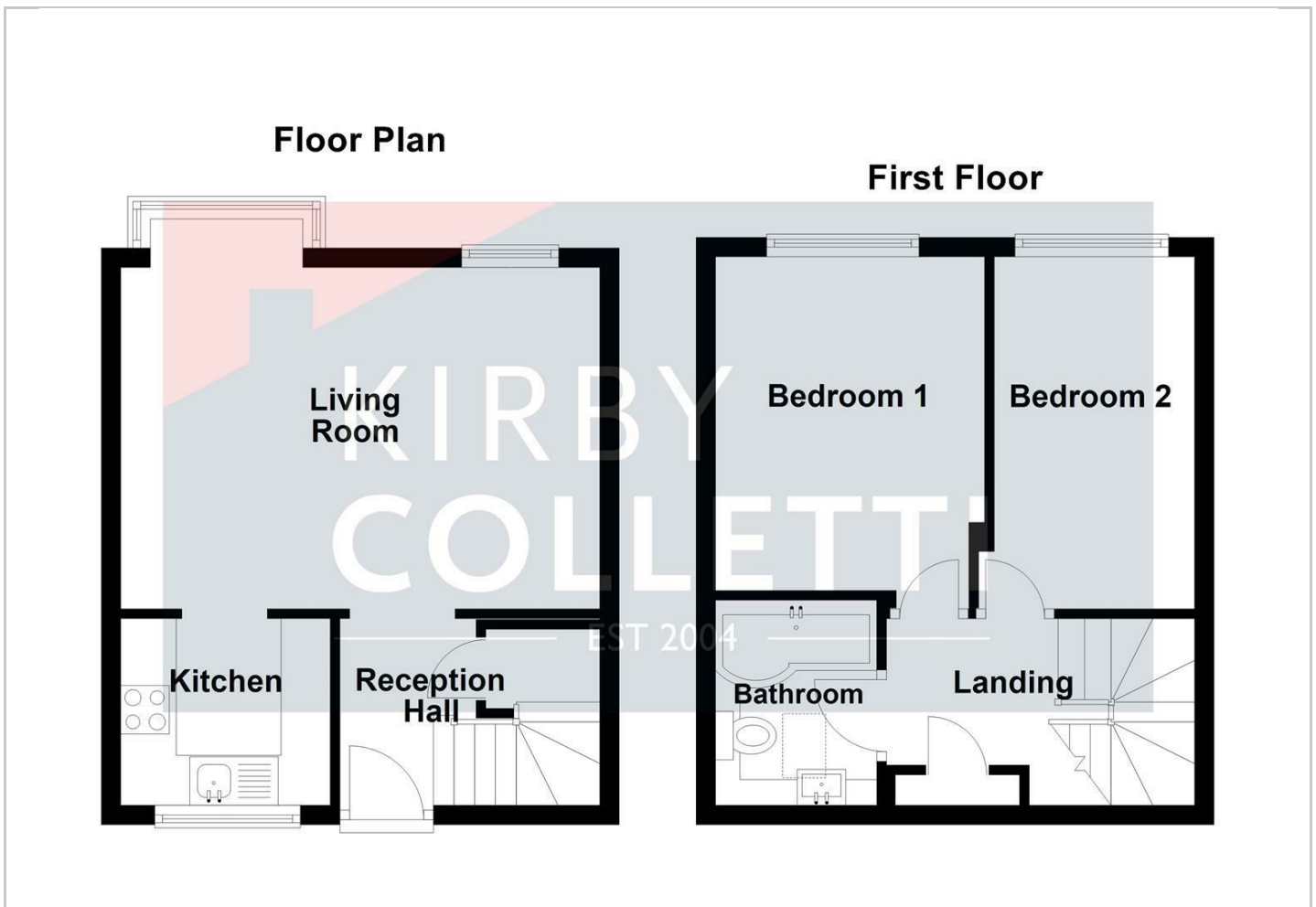
Hybrid Map



Terrain Map



Floor Plan

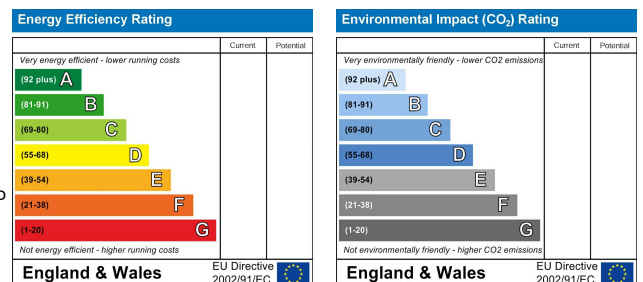


Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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