



### 3 Ash Cottages | Wareside | SG12 7QY

**Asking Price £375,000**

Exceptional Georgian cottage, uniquely offering the advantage of an en-bloc garage, situated in the popular village of Wareside, a short drive from the market town of Ware. This end of terrace property offers two double bedrooms, a spacious lounge/diner, modern kitchen and bathroom. The property benefits from uPVC double glazing, gas fired central heating and integrated kitchen appliances. Features include exposed brick fireplace with inset log burner, smooth ceiling and a bespoke uPVC double glazed lantern above the kitchen. The Vendor is suited! AN EARLY VIEWING IS HIGHLY RECOMMENDED!



**CHRIS DELLAR**  
PROPERTIES

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### Lounge/Diner

**17'7 x 11'5 (5.36m x 3.48m)**

Solid wooden door to front garden. uPVC double glazed sash window to front. Exposed brick fireplace with hearth housing log burner. Two radiators. Low level cupboard to alcove containing meters. Wood laminate floor covering. Inset downlights. Access to staircase to first floor. Latched doors to bathroom and:

### Kitchen ( 'L' Shaped)

**9'9 x 5'4 + 5'2 x 4'2 (2.97m x 1.63m + 1.57m x 1.27m)**

uPVC double glazed window to rear with views over courtyard garden. Range of wall & base units incorporating quartz work surfaces and returns. Inset butler style sink with mixer tap. Integrated washing machine, dishwasher, electric oven/grill, four ring electric hob, extractor and fridge/freezer. uPVC double glazed door to rear garden. Wood laminate floor covering.

### Bathroom

**6'5 x 5'2 (1.96m x 1.57m)**

uPVC double glazed window to side with obscured glass. Suite comprising panel enclosed bath with shower over & shower screen, vanity unit with inset wash hand basin and enclosed cistern WC. Radiator. Tiling to splashbacks. Extractor. Ceramic floor tiles.

### Short Landing

Loft hatch. Doors to bedrooms.

### Bedroom One

**11'6 x 10'2 (3.51m x 3.10m)**

uPVC sash window to front. Radiator.

### Bedroom Two

**9'0 x 7'9 (2.74m x 2.36m)**

uPVC double glazed window to rear. Radiator.

## EXTERIOR

### Front Garden

Picket fence to boundaries.

### Rear Garden

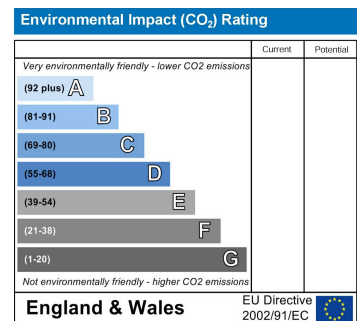
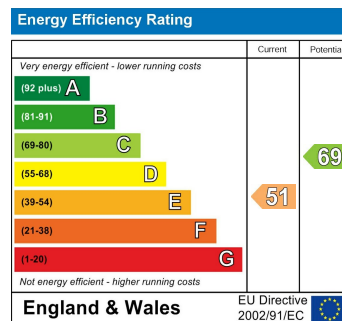
Westerly facing courtyard style garden with lockable side gate.

### En-Bloc Garage

### Disclaimer

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

### Energy Performance Certificate



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