



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 house 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

Your estate agent

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Entrance

Solid wooden front door into:

Lounge/Diner

18'3 x 11'6 (5.56m x 3.51m)

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 leading to first floor. Latched doors to bathroom and:

Kitchen ('L' Shaped)

11'6 x 9'10 (3.51m x 3.00m)

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. Wood laminate floor covering. uPVC double glazed door to rear garden.

Bathroom

5'11 x 5'3 (1.80m x 1.60m)

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.

FIRST FLOOR

Short Landing

Loft hatch. Doors to bedrooms.

Bedroom One

11'7 x 10'3 (3.53m x 3.12m)

uPVC sash window to front. Radiator.

Bedroom Two

9'1 x 7'11 (2.77m x 2.41m)

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.

Garage

Single 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
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