

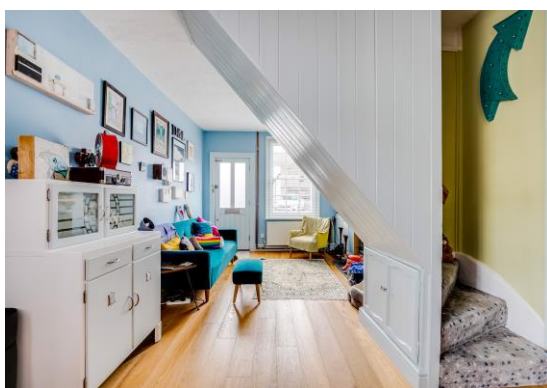


Elliot Heath
ESTATE AGENTS

18a Star Street
Ware SG12 7AQ

Guide Price £375,000

Elliot Heath are pleased to offer this stunning, two double bedroom Victorian cottage which benefits from a refitted kitchen and bathroom, through lounge/diner, gas central heating and is in excellent decorative order and has off street parking. The Cottage is ideally placed for the town centre and mainline railway station. Call 01920 293333 to organise your appointment to view.





ACCOMMODATION

LIVING ROOM 11' 1" x 10' 10" (3.38m x 3.30m)

Window to front aspect, feature fireplace with log burner, two useful storage cupboards, radiator, open to:

DINING ROOM 11' 1" x 11' 1" (3.38m x 3.38m)

Window to side aspect, two Victorian style radiators, useful under stairs storage cupboard, stairs rising to first floor.

KITCHEN 8' 11" x 8' 5" (2.72m x 2.56m)

Window to side aspect, kitchen fitted with a range of panelled door wall and base units, with work surfaces over, inset one and a half sink and drainer unit, integrated appliances include; fridge, oven, four ring gas hob and extractor. Spot lights to ceiling. Door to:

INNER LOBBY

Door to garden, door to:

BATHROOM

Obscure window to rear aspect, white suite comprising; panelled enclosed bath with shower over, low level w.c, pedestal wash hand basin, tiled floor with under floor heating, fully tiled walls.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 11' 2" x 9' 11" (3.40m x 3.02m)

Window to side aspect, feature fire place, fitted wardrobes and storage, Victorian style radiator.

BEDROOM TWO 11' 1" x 10' 1" (3.38m x 3.07m)

Window to front aspect, feature fireplace.

OUTSIDE

The property benefits from a low maintenance garden with gated side access.

AGENTS NOTES



These particulars are issued on the understanding that all negotiations are conducted through Elliot Heath Estate Agents. Every care has been taken to ensure the accuracy of these particulars but such accuracy cannot be guaranteed and they are not to be taken as forming part of any contract. Elliot Heath have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and the buyer is advised to obtain verification from their solicitor or surveyor.



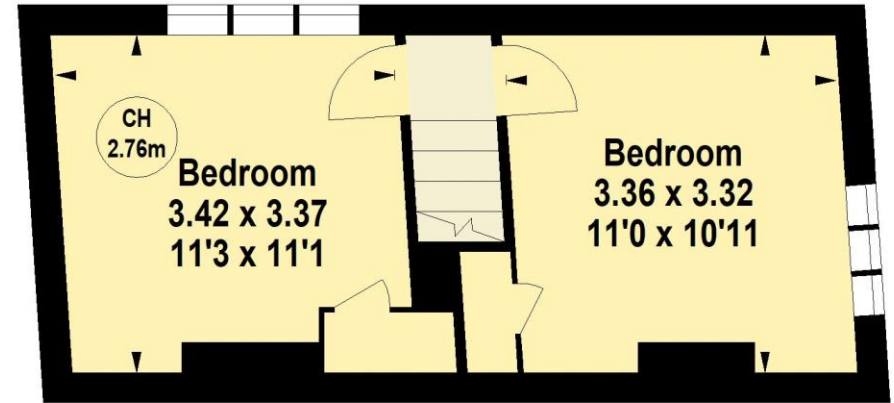


Star Street, SG12

Approximate Area = 65.40 sq m / 704 sq ft

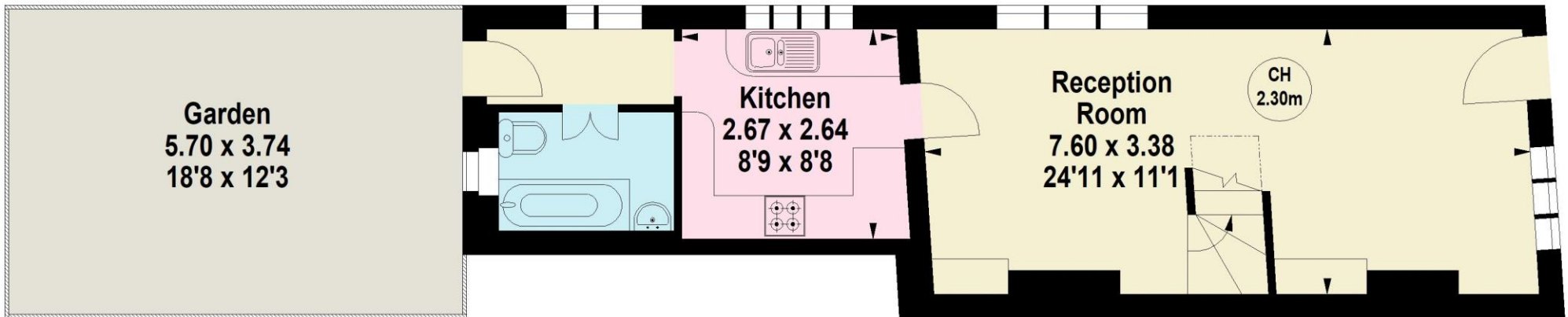


Key :
CH - Ceiling Height



First Floor

Approx. 25.92 sq m / 279 sq ft



Ground Floor

Approx. 39.48 sq m / 425 sq ft

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography



01920 29 33 33

hello@elliotheath.co.uk

www.elliotheath.co.uk

7 Star Street, Ware, Herts. SG12 7AA

Registered Office: Grenville House, 4 Grenville Avenue, Broxbourne EN10 7DH

EH

Company No: 09985239 VAT No: 233565020