



Elliot Heath
ESTATE AGENTS

8 Gilpin Road, Ware
Guide Price **£415,000**

8 Gilpin Road

Ware, Ware

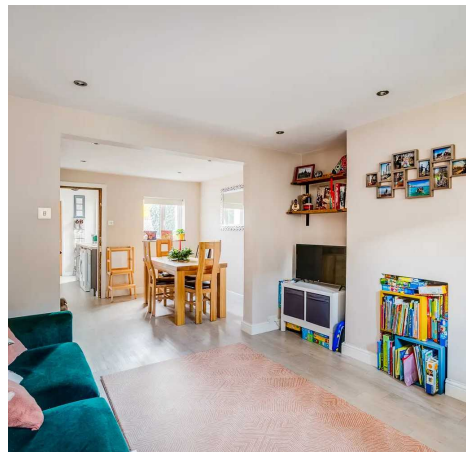
Charming 2 bed cottage on southside of Ware with off-street parking. Open-plan living/dining, fitted kitchen & bathroom on ground floor. 2 double bedrooms on 1st floor. Private rear garden. Detached home office/studio. Catchment area for Presdales School. Close to amenities & train station.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

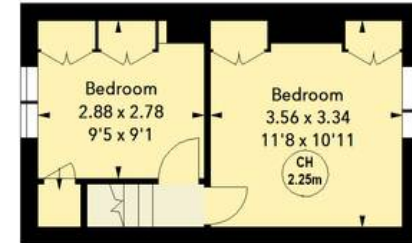
EPC Environmental Impact Rating: E



Gilpin Road, SG12

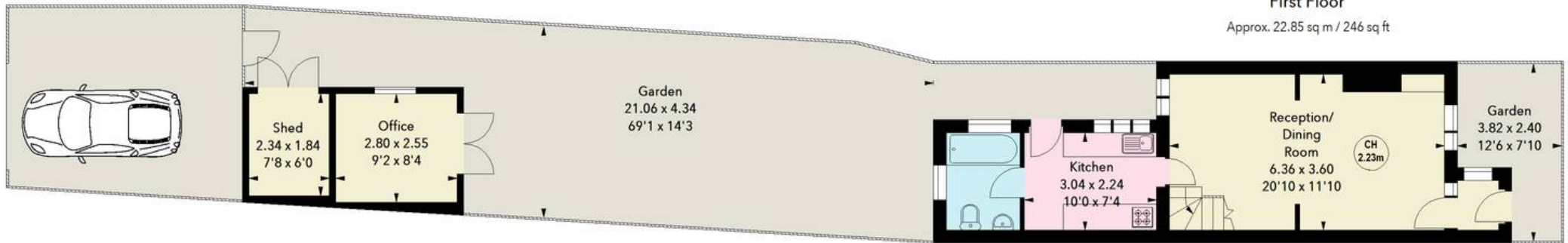
Approximate Area = 66.05 sq m / 711 sq ft
(Including Office)
Office = 7.06 sq m / 76 sq ft

Key :
CH - Ceiling Height



First Floor

Approx. 22.85 sq m / 246 sq ft



Ground Floor

Approx. 36.14 sq m / 389 sq ft

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

© Orange Tree Photography

Entrance Lobby

With double glazed window to side aspect, door to:

Reception/Dining Room

20' 10" x 11' 10" (6.35m x 3.61m)

Reception Room

With double glazed window to front aspect, feature fireplace, built in storage cupboard to alcove, radiator, wood effect flooring, open to:

Dining Room

With double glazed window to rear aspect, stairs rising to first floor landing, under stairs storage cupboard, wood effect flooring, door to:

Kitchen

10' 0" x 7' 4" (3.05m x 2.24m)

With double glazed window and door to side aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with hob and extractor over, appliance space, tiled splash back areas, wood effect flooring, door to:

Bathroom

Dual aspect with double glazed windows to rear and side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, low flush wc, wash hand basin, heated towel rail, fully tiled.

First Floor Landing

With doors to:

Bedroom One

11' 8" x 10' 11" (3.56m x 3.33m)

With double glazed window to front aspect, radiator, feature fireplace, built in wardrobe cupboards.



Bedroom Two

9' 5" x 9' 1" (2.87m x 2.77m)

With double glazed window to rear aspect, radiator, built in wardrobe cupboards.





FRONT GARDEN

12' 6" x 7' 10" (3.81m x 2.39m)

With paved front garden retained by wrought iron fencing.

REAR GARDEN

69' 1" x 14' 3" (21.06m x 4.34m)

The generous rear garden is predominantly laid to lawn with shrub borders and patio seating, timber garden shed and access to the office with glazed double doors to front aspect and window to side aspect, power and light connected. Measuring approx. 9' 2" x 8' 4" (2.79m x 2.54m).

DRIVEWAY

2 Parking Spaces

Gated access from the rear garden to the parking at the rear,





Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

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