



Elliot Heath
ESTATE AGENTS

7a Collett Road, Ware
Guide Price **£675,000**

7a Collett Road

Ware, Ware

Rare opportunity to acquire an individual detached home near Ware town centre. Offers versatile accommodation including living room, dining room, fitted kitchen, 3 bedrooms, downstairs wc, and integral garage. Private rear garden. Close to amenities and train station.

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



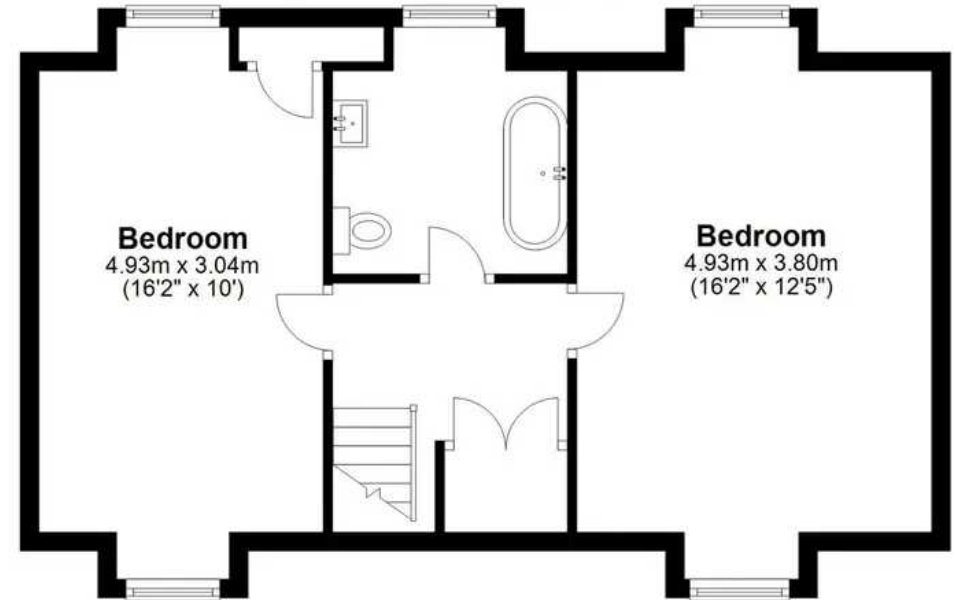
Ground Floor

Approx. 84.2 sq. metres (905.9 sq. feet)



First Floor

Approx. 50.9 sq. metres (547.6 sq. feet)



Total area: approx. 135.0 sq. metres (1453.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Entrance Hall

With window to front aspect, radiator, wood flooring, stairs rising to first floor landing, doors to:

Living Room

13' 7" x 14' 1" (4.14m x 4.29m)

With window to front aspect, radiator, attractive open fireplace, coving to ceiling, ceiling rose, double doors to:

Dining Room

11' 8" x 12' 8" (3.56m x 3.86m)

With double glazed double doors to the rear garden, radiator, coving to ceiling.

Kitchen

12' 0" x 9' 7" (3.66m x 2.92m)

With window and door to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, tiled splash back areas, wood flooring, radiator.

Bedroom/Office

11' 6" x 8' 6" (3.51m x 2.59m)

With window to rear aspect, radiator, wood flooring.

Downstairs WC

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising low level wc, wash hand basin, radiator, tiled splash back areas, wood flooring.

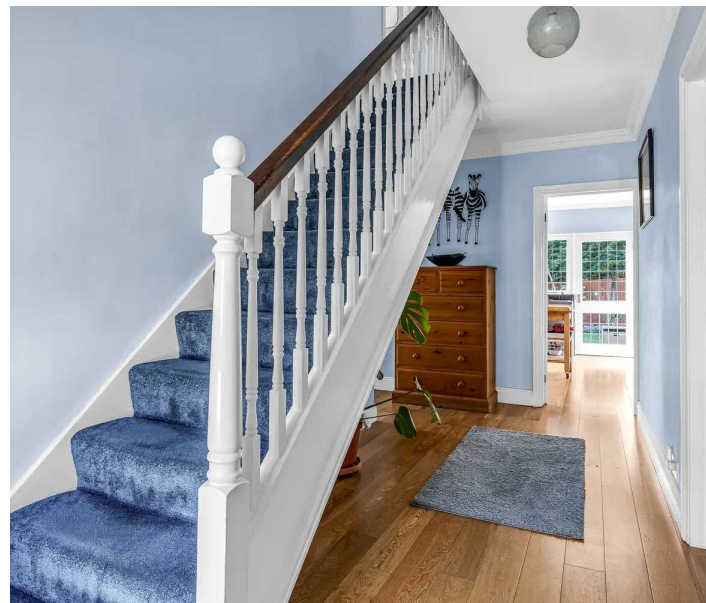
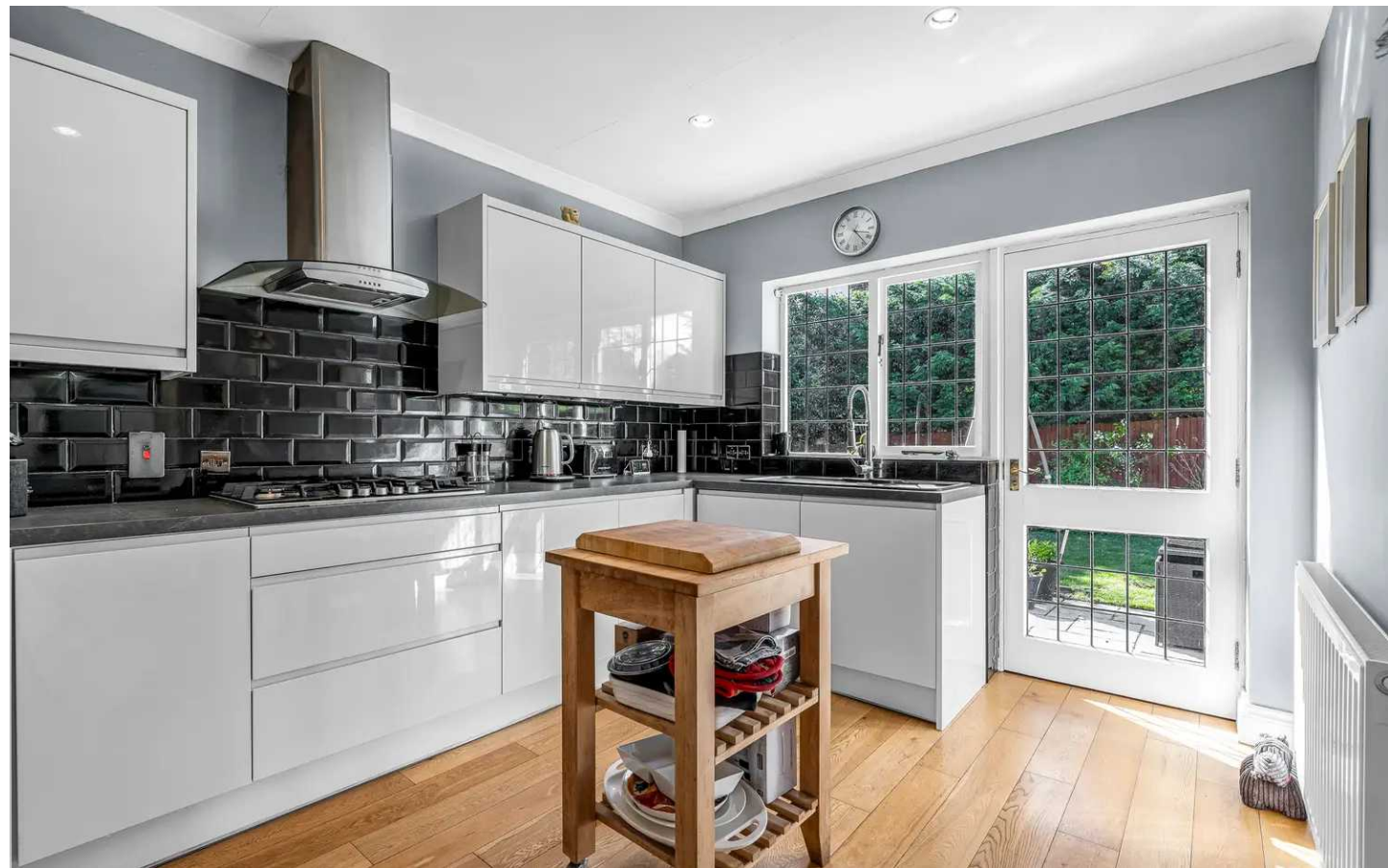
First Floor Landing

With large built in storage cupboard and doors to:

Bedroom One

16' 2" x 12' 5" (4.93m x 3.78m)

Dual aspect with windows to front and rear aspect, two radiators.



Bedroom Two

16' 2" x 10' 0" (4.93m x 3.05m)

Dual aspect with windows to front and rear aspect, two radiators, built in storage cupboard.

Bathroom

With double glazed window to rear aspect. Fitted with a suite comprising freestanding bath with shower over, vanity unit with inset wash hand basin, dual flush wc, fully tiled, under floor heating, chrome heated towel rail.





FRONT GARDEN

To the front the property benefits from attractively planted beds and gated access to the rear garden.

REAR GARDEN

The rear garden features a large patio seating area which in turn leads to the lawn with mature plant and shrub borders, timber garden shed.

GARAGE

4 Parking Spaces

Generous gravel driveway providing off street parking which in turn gives access to the integral garage measuring approx 17'3 x 10'0 (5.25 x 3.04) with up and over door to front aspect and personnel door to the entrance hall.







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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