



Elliot Heath
ESTATE AGENTS

15 Cambridge Road, Wadesmill
Guide Price **£335,000**

15 Cambridge Road

Wadesmill, Ware

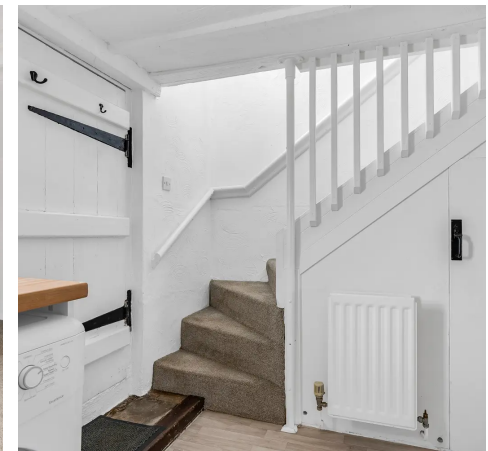
Characterful Grade II Listed 2-bed cottage in Wadesmill with period features, lounge/dining room, fitted kitchen, and first-floor bathroom. Gas central heating, double glazed windows, private garden, no onward chain. Contact Elliot Heath on 01920 293333 to view.

Council Tax band: C

Tenure: Freehold

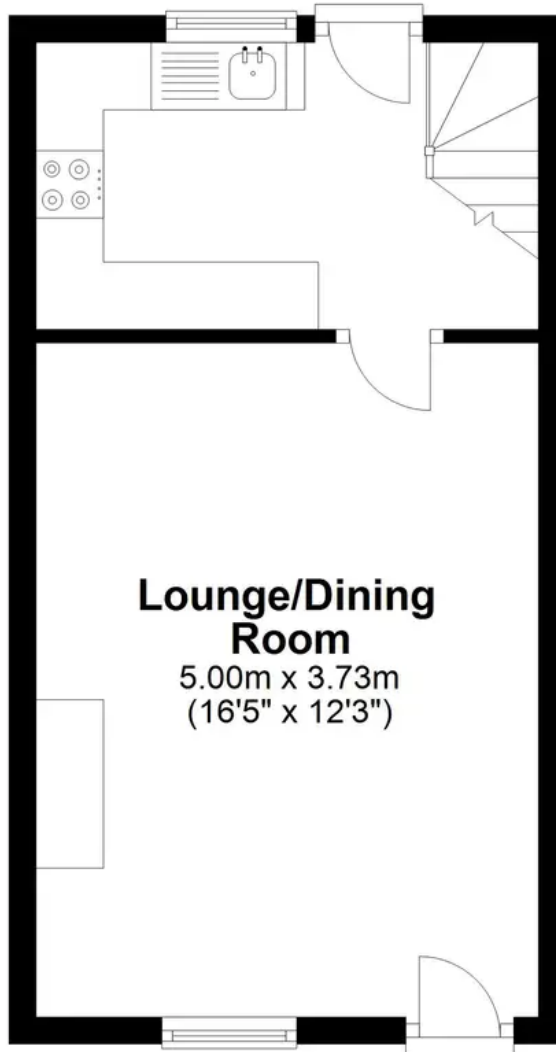
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



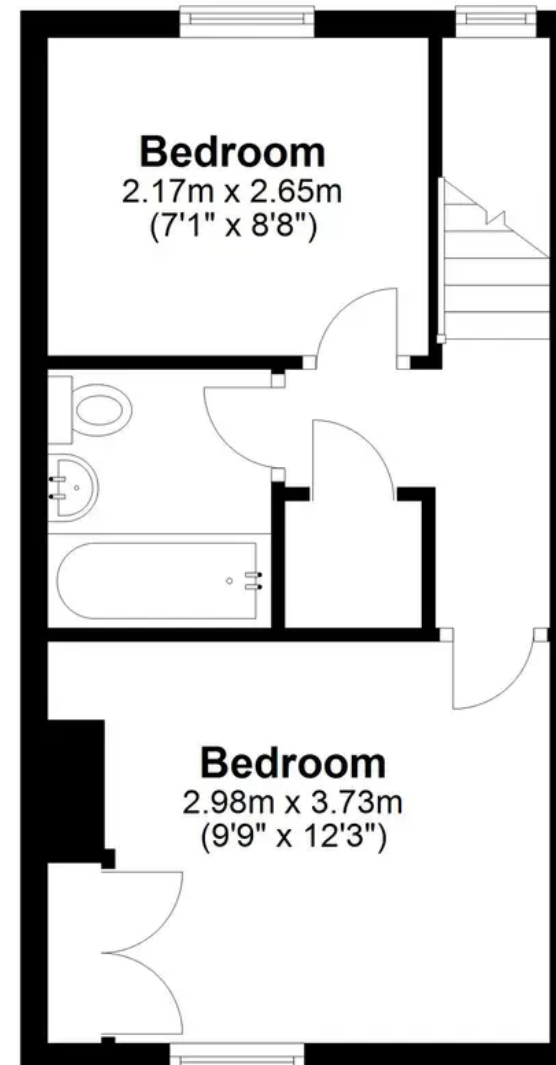
Ground Floor

Approx. 26.9 sq. metres (290.0 sq. feet)



First Floor

Approx. 26.9 sq. metres (289.3 sq. feet)



Total area: approx. 53.8 sq. metres (579.3 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

Accommodation

Front entrance door to:

Lounge/Dining Room

16' 5" x 12' 3" (5.00m x 3.73m)

With double glazed window to front aspect, attractive redbrick fireplace, built in storage cupboard to alcove, exposed timbers to the ceiling, radiator, door to:

Kitchen

With double glazed window and door giving access to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with gas hob and extractor over, appliance space, tiled splash back areas, wood effect flooring, under stairs storage cupboard, stairs rising to:

First Floor Landing

With double glazed window to rear aspect, large built in storage cupboard, doors to:

Bedroom One

9' 9" x 12' 3" (2.98m x 3.73m)

With double glazed window to front aspect, radiator, built in wardrobe cupboard, built in shelving to alcove, exposed timbers to ceiling.

Bedroom Two

7' 1" x 8' 8" (2.17m x 2.65m)

With double glazed window to rear aspect, radiator.

Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, radiator.





REAR GARDEN

The private rear garden benefits from two patio seating areas with the remainder laid to lawn with mature shrub border and timber garden shed.





Elliot Heath Estate Agents

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