



Elliot Heath
ESTATE AGENTS

7 College Close, Ware
Guide Price **£400,000**

7 College Close

Ware, Ware

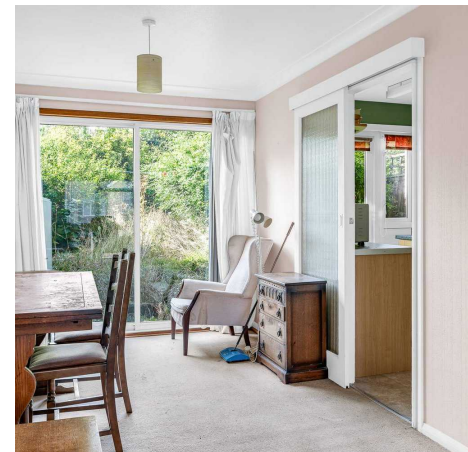
Rarely available 3-bed home needing modernisation on sought-after Southside of Ware. Close to high street, schools, and train station. Scope for improvement, garage, driveway, southerly garden. No chain. Contact Elliot Heath on 01920 293333.

Council Tax band: D

Tenure: Freehold

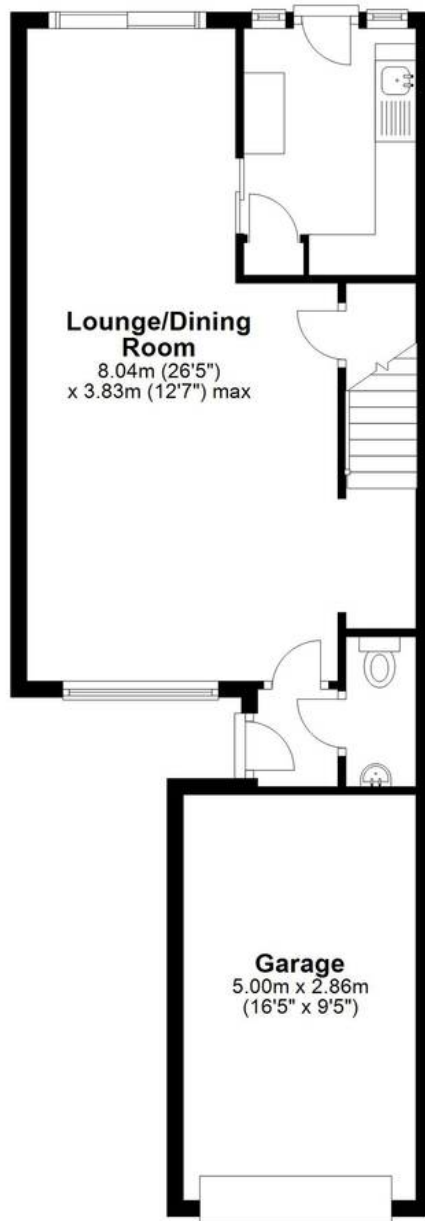
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



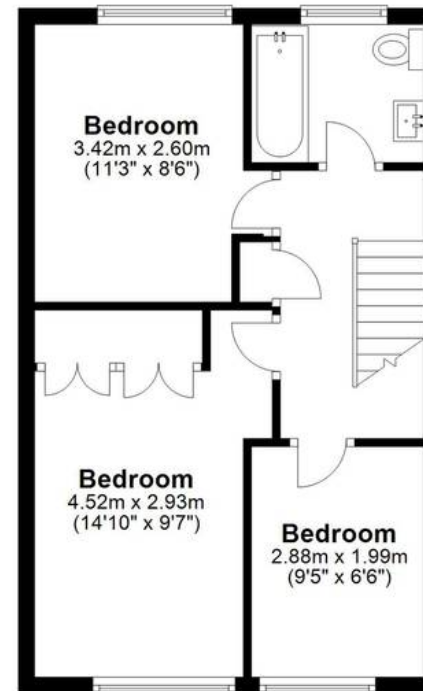
Ground Floor

Approx. 55.8 sq. metres (600.6 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.4 sq. feet)



Total area: approx. 94.7 sq. metres (1019.0 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 Lobby

With doors to:

Downstairs WC

Fitted with a suite comprising wash hand basin and wc.

Lounge/Dining Room

26' 4" x 12' 7" (8.04m x 3.83m)

Dual aspect with double glazed window to front aspect and sliding patio doors to the rear garden, two radiators, stairs rising to first floor landing, under stairs storage cupboard, sliding doors to:

Lounge/Dining Room

26' 4" x 12' 7" (8.04m x 3.83m)

Dual aspect with double glazed window to front aspect and sliding patio doors to the rear garden, two radiators, stairs rising to first floor landing, under stairs storage cupboard, sliding doors to:

Kitchen

With double glazed door and windows to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, tile effect flooring, radiator, built in storage cupboard.

First Floor Landing

With built in storage cupboard, doors to:

Bedroom One

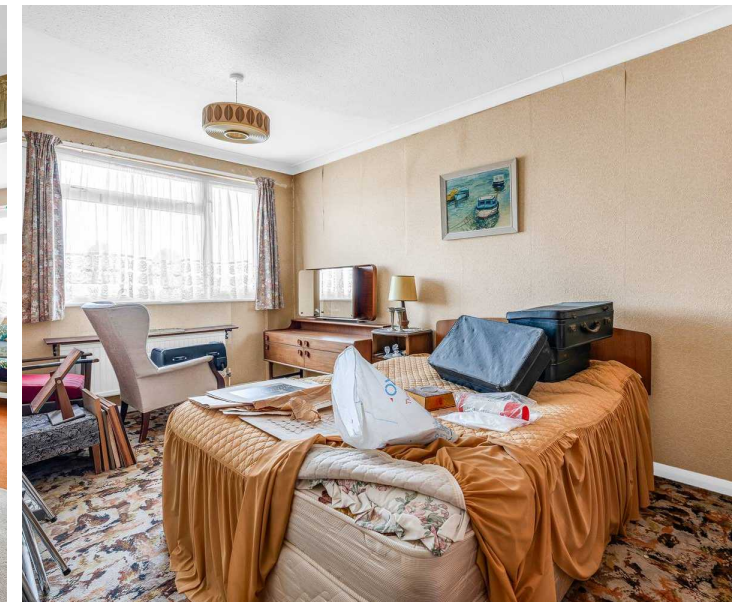
14' 10" x 9' 7" (4.52m x 2.93m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboards.

Bedroom Two

11' 3" x 8' 6" (3.42m x 2.60m)

With double glazed window to rear aspect, radiator.





Bedroom Three

9' 5" x 6' 6" (2.88m x 1.99m)

With double glazed window to front aspect, radiator.

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, low flush wc, pedestal wash hand basin, tiled splash back areas, radiator.

Rear Garden

Private rear garden.

GARAGE

Single Garage

To the front the property benefits a driveway providing off street parking which in turn gives access to the garage measuring 5.00m x 2.86m (16'5 x 9'5) with up and over door.





Elliot Heath Estate Agents

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