



**Elliot Heath**  
ESTATE AGENTS

**35 Gilpin Road, WARE**  
Guide Price **£415,000**



# 35 Gilpin Road

WARE, Ware

Charming Victorian cottage in Ware with open-plan living, modern kitchen, luxury bathroom, original features, and spacious gardens. Close to town centre, schools, and train station.  
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



## Gilpin Road, SG12

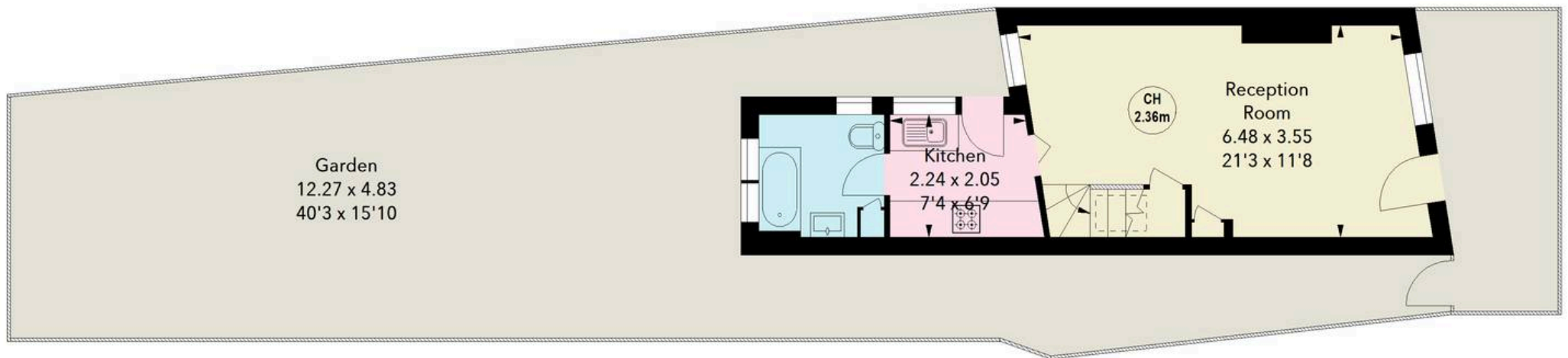
Approximate Area = 55.18 sq m / 594 sq ft

Key :  
CH - Ceiling Height



### First Floor

Approx. 22.76 sq m / 245 sq ft



### Ground Floor

Approx. 32.42 sq m / 349 sq ft

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

With UPVC double glazed front door to:

### Reception Room

21' 3" x 11' 8" (6.48m x 3.55m)

A lovely spacious dual aspect room with UPVC double glazed windows to front and rear aspects, feature redbrick fireplace, two radiators, Amtico herringbone flooring, stairs to first floor accommodation with under-stairs storage cupboard and meter cupboard. Folding door to:

### Refitted Kitchen

7' 4" x 6' 9" (2.24m x 2.05m)

With UPVC double glazed window and obscured double glazed 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, integrated appliances, space and plumbing washing machine, tiled flooring. Folding door to:

### Bathroom

Dual aspect with double glazed windows onto the rear garden with obscure glass. Fitted with a suite comprising freestanding claw and ball feet bath with shower over and glass shower screen, wash hand basin, dual flush wc, fully tiled, radiator with towel rail.

### First Floor Landing

With doors to:

### Bedroom One

11' 8" x 10' 11" (3.55m x 3.32m)

With UPVC double glazed window to front aspect, a spacious bedroom with restored original floorboards, radiator, feature cast iron fireplace.

### Bedroom Two

9' 9" x 8' 11" (2.97m x 2.71m)

With UPVC double glazed window to rear aspect, a generous second bedroom with radiator, small loft hatch providing access to part-boarded loft space.







### **FRONT GARDEN**

Low maintenance front garden with gated access to the rear garden.

### **REAR GARDEN**

The southerly aspect rear garden is of a good sized and is mainly laid to lawn with patio seating area to the rear housing the garden shed, gated access to the front.











## Elliot Heath Estate Agents

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

01920 29 33 33

[hello@elliotheath.co.uk](mailto:hello@elliotheath.co.uk)

[elliotheath.co.uk](http://elliotheath.co.uk)