



**Elliot Heath**  
ESTATE AGENTS

**Tavern Cottage, 23 New Road, Ware**  
Guide Price £550,000



# Tavern Cottage, 23 New Road

Ware, Ware

Charming 4-bed period home in Ware town centre with residents' parking. Spacious living/dining room, fireplace, generous kitchen, cottage-style garden. Close to amenities and train station. Council Tax band: D

Tenure: Freehold

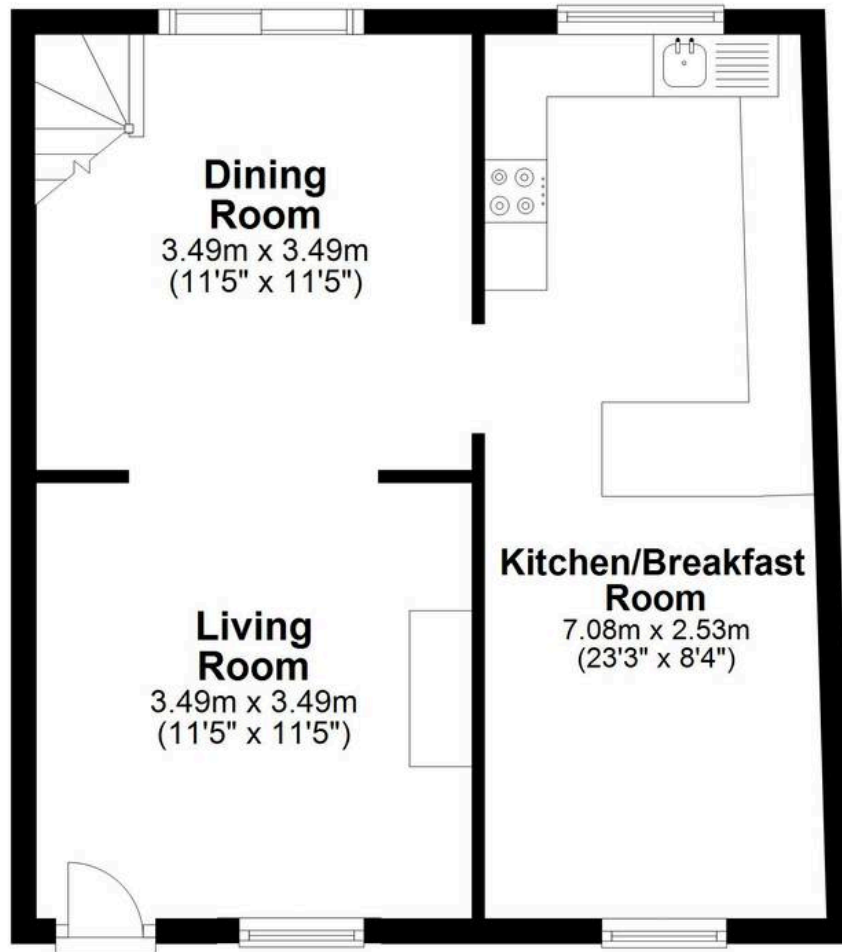
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



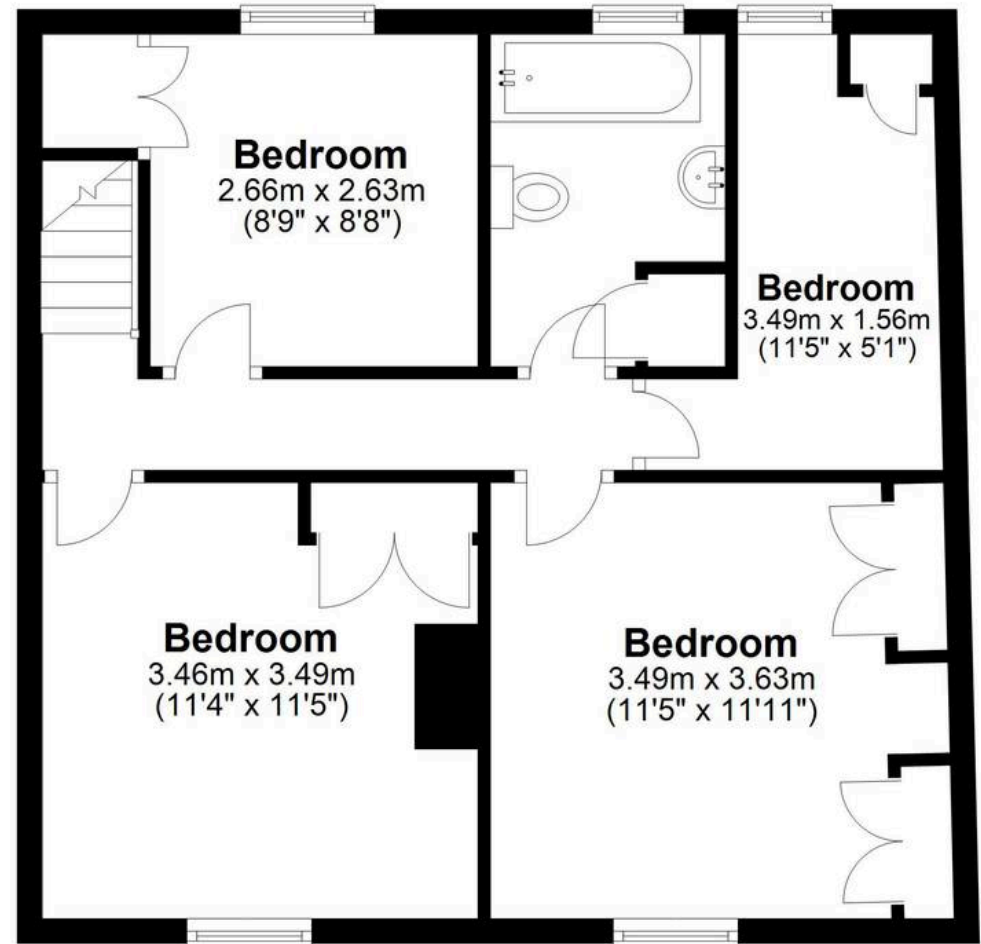
## Ground Floor

Approx. 44.1 sq. metres (474.5 sq. feet)



## First Floor

Approx. 51.0 sq. metres (549.0 sq. feet)



Total area: approx. 95.1 sq. metres (1023.5 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](http://www.matthewkyle.co.uk)



## Accommodation

Front entrance door to:

### Living Room

11' 5" x 11' 5" (3.49m x 3.49m)

With double glazed window to front aspect, radiator, attractive cast iron fireplace with tiled surround, wood effect flooring, open to:

### Dining Room

11' 5" x 11' 5" (3.49m x 3.49m)

With double glazed sliding patio doors to the rear garden, stairs rising to first floor landing, radiator, open to:

### Kitchen/Breakfast Room

23' 3" x 8' 4" (7.08m x 2.53m)

Dual aspect with picture window overlooking West facing cottage garden and etched glass original "pub" window from 1930's when beer was served from the property when it was known as "The Two Brewers" to front 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 flooring, exposed timbers, radiator.

### First Floor Landing

With loft access and doors to:

### Bedroom One

11' 5" x 11' 11" (3.49m x 3.63m)

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

### Bedroom Two

11' 4" x 11' 5" (3.46m x 3.49m)

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





**Bedroom Three**

8' 9" x 8' 8" (2.66m x 2.63m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboard.

**Bedroom Four**

11' 5" x 5' 1" (3.49m x 1.56m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboard.

**Bathroom**

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







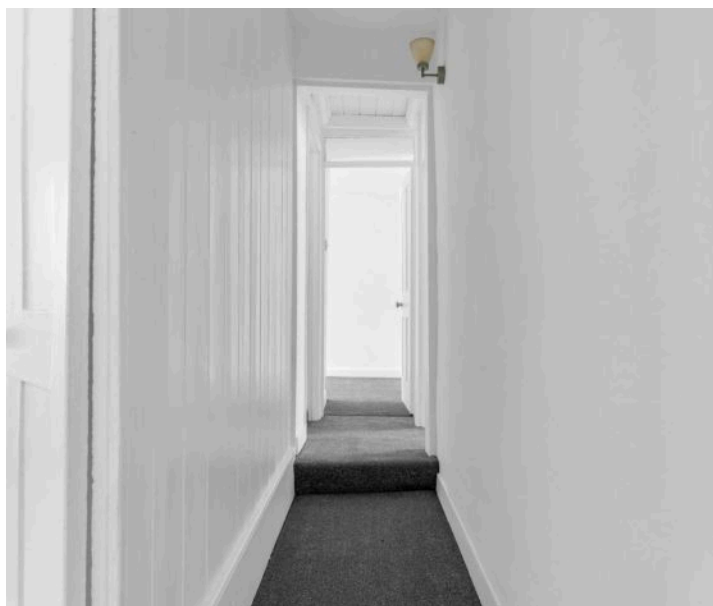
### REAR GARDEN

The property benefits from an attractively landscaped westerly aspect cottage style garden with heavily stocked raised beds and patio seating areas.

### PERMIT

1 Parking Space

The property benefits from resident parking in private car park on a first come first served basis.











## Elliot Heath Estate Agents

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