



**Elliot Heath**  
ESTATE AGENTS

**13 Century Road, Ware**  
Guide Price £665,000



# 13 Century Road

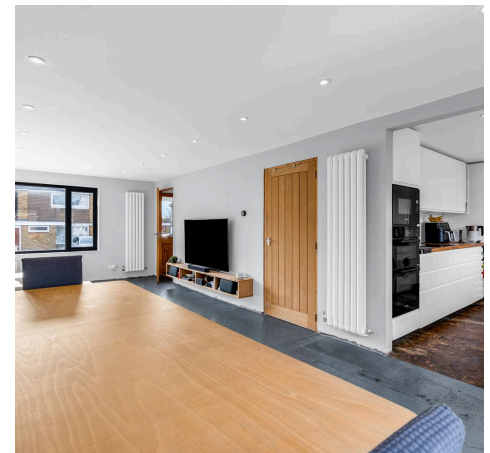
Ware, Ware

Rare opportunity for a 4-bed detached home in Ware, minutes from high street and station. Spacious living areas, potential for en suite, parking for 3 cars, low-maintenance garden. Council Tax band: E

Tenure: Freehold

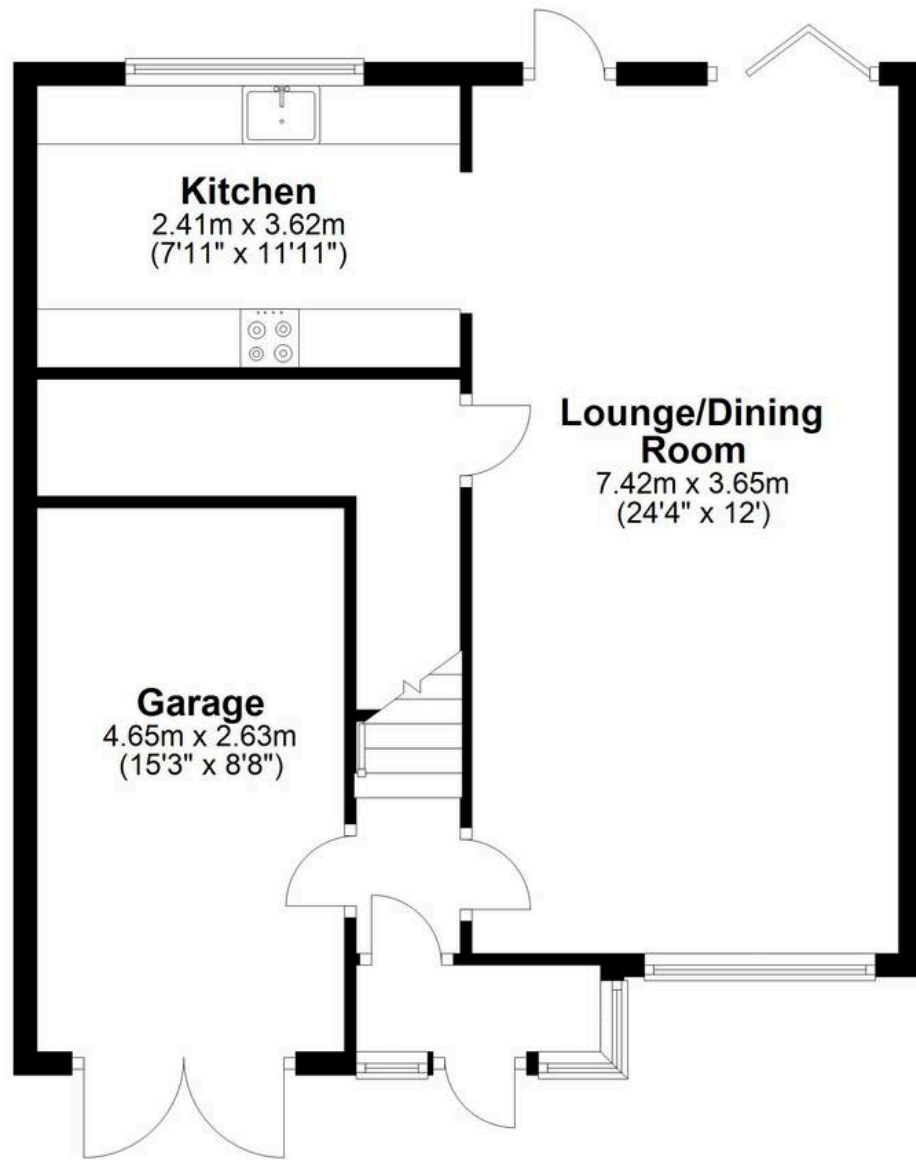
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



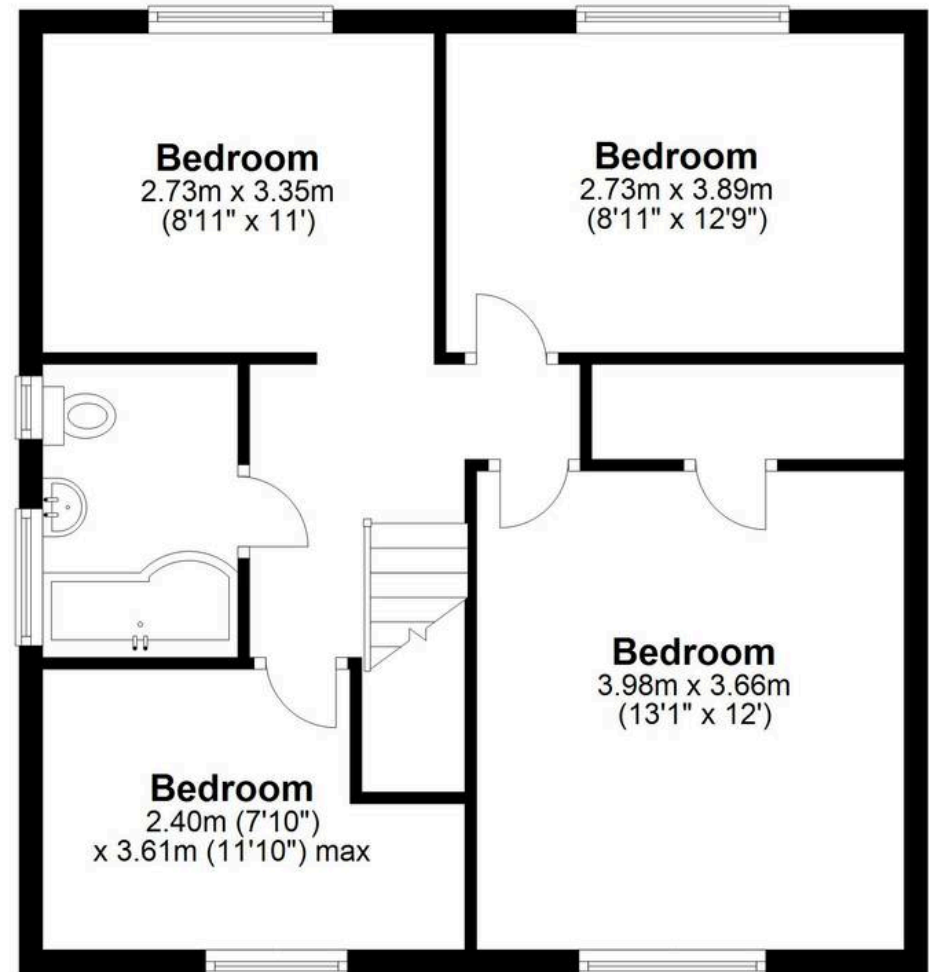
## Ground Floor

Approx. 58.7 sq. metres (632.2 sq. feet)



## First Floor

Approx. 57.0 sq. metres (613.7 sq. feet)



Total area: approx. 115.7 sq. metres (1245.9 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)



**Entrance Lobby**

Of double glazed construction with door to:

**Entrance Hall**

With stairs rising to first floor landing, radiator, door to garage and door to:

**Lounge/Dining Room**

24' 4" x 12' 0" (7.42m x 3.65m)

Dual aspect with double glazed window too front aspect and double glazed door and bifold doors to the rear garden, three vertical radiators, open to kitchen and doors to:

**Rear Lobby**

With options to create a downstairs wc/cloakroom if required.

**Kitchen**

7' 11" x 11' 11" (2.41m x 3.62m)

With double glazed window to rear aspect overlooking the garden. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a sink and drainer unit, integrated appliances, space for washing machine and tumble dryer, tiled splash back areas.

**First Floor Landing**

With radiator and doors to:

**Bedroom One**

13' 1" x 12' 0" (3.98m x 3.66m)

With double glazed window to front aspect, radiator, door to large storage area which could be converted to an en suite if required.

**Bedroom Two**

8' 11" x 12' 9" (2.73m x 3.89m)

With double glazed window to rear aspect, radiator.





**Bedroom Three**

8' 11" x 11' 0" (2.73m x 3.35m)

With double glazed window to rear aspect, radiator.

**Bedroom Four**

7' 10" x 11' 10" (2.40m x 3.61m)

With double glazed window to front aspect, radiator.

**Bathroom**

With two double glazed windows to side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, fully tiled, radiator.







## REAR GARDEN

The low maintenance rear garden is laid with paving and artificial lawn, outside tap and power point together with gated access to the front.

## GARAGE

Triple Garage

Generous block paved driveway providing off street parking for several vehicles.







## Elliot Heath Estate Agents

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