



Elliot Heath
ESTATE AGENTS

51 Vicarage Road, WARE
Guide Price **£585,000**

51 Vicarage Road

WARE, Ware

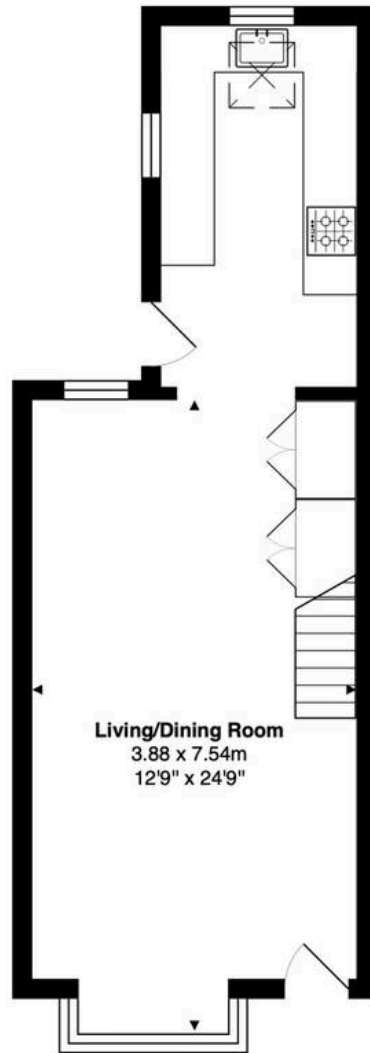
Extended 3-bed Victorian cottage in Ware with open-plan living, fitted kitchen, landscaped gardens, main bedroom with en suite. Close to town centre, shops, bars, restaurants, and train station.
Council Tax band: C

Tenure: Freehold

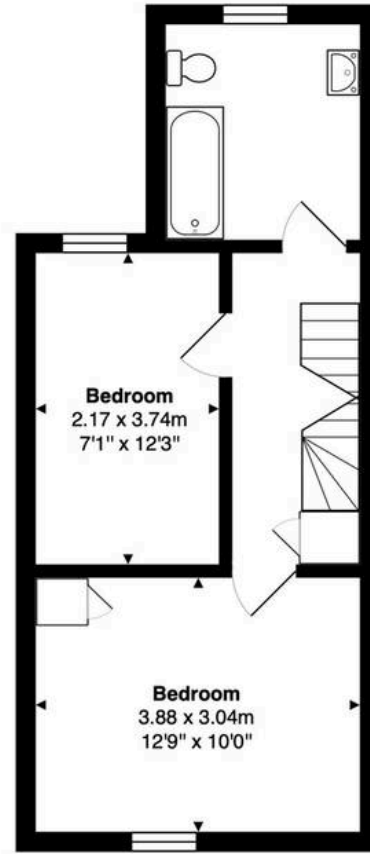
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





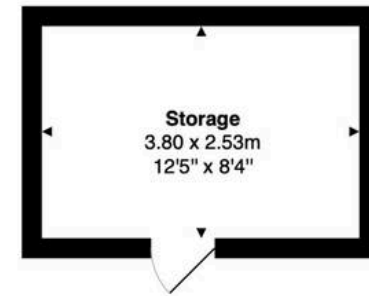
Ground Floor
Area: 38.4 m² ... 413 ft²



First Floor
Area: 33.2 m² ... 357 ft²



Second Floor
Area: 29.9 m² ... 322 ft²



Outbuilding
Area: 9.6 m² ... 104 ft²

Total Area: 111.1 m² ... 1196 ft²

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

Private front entrance door to:

Living/Dining Room

12' 9" x 24' 9" (3.88m x 7.54m)

Dual aspect with double glazed bay window to front aspect and double glazed sash window to rear aspect, panelling to half height, wood flooring, two radiator, stairs rising to first floor landing, understairs storage cupboards, open to;

Kitchen

With double glazed window to rear and side aspect, door giving access to outside and Velux window.

Comprehensively fitted with a range of wall and base storage units with wood work surfaces over incorporating a Butler style sink and drainer unit, integrated appliances, space for fridge freezer, tiled splash back areas, tiled flooring.

First Floor Landing

With panelling to half height, radiator, built in storage cupboard, stairs rising to second floor landing, doors to:

Bedroom Two

12' 9" x 10' 0" (3.88m x 3.04m)

With double glazed sash window to front aspect, radiator, wood flooring, built in storage cupboard.

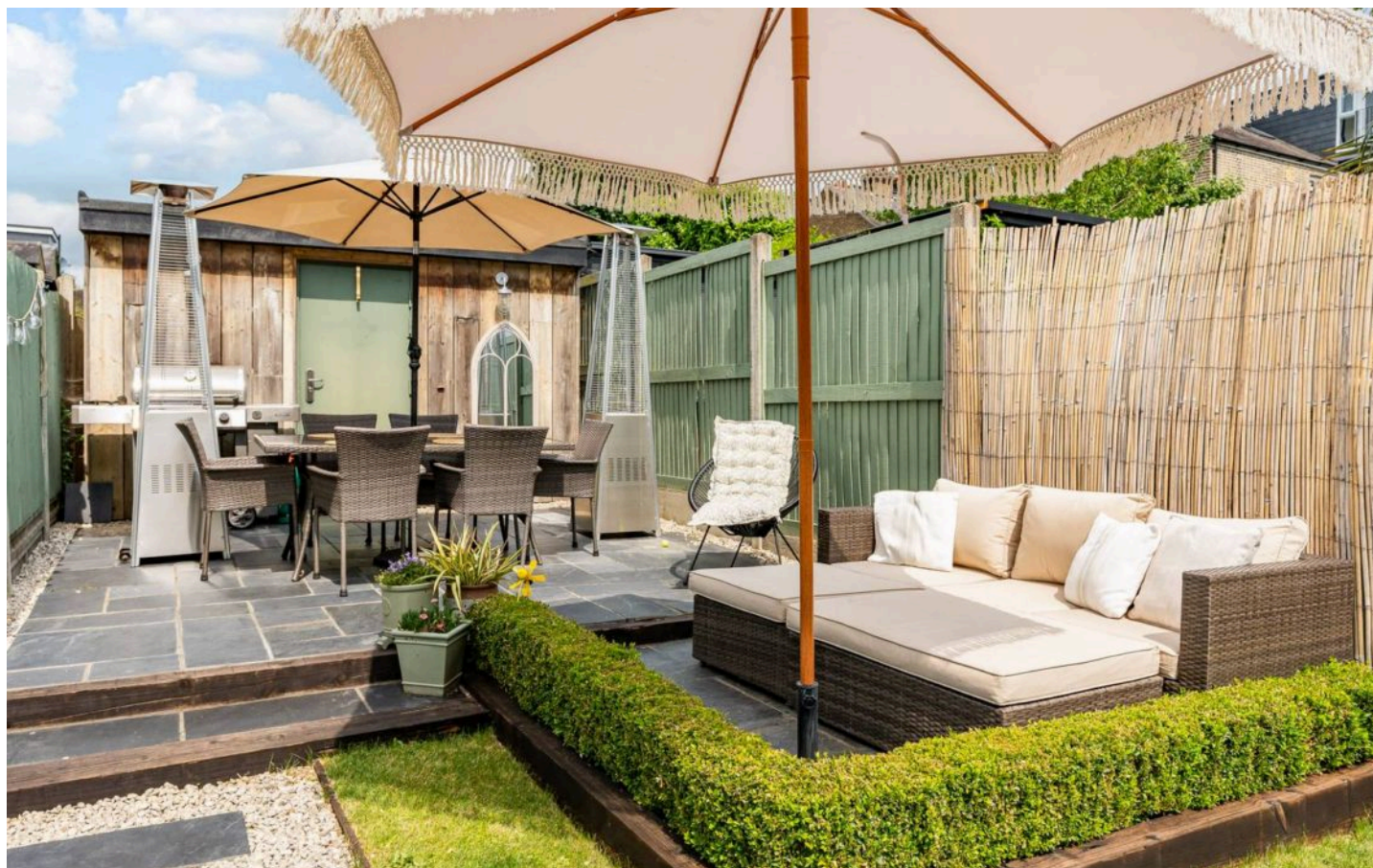
Bedroom Three

7' 1" x 12' 3" (2.17m x 3.74m)

With double glazed sash window to rear aspect, radiator, panelling to half height, wood flooring.

Bathroom

With double glazed sash window to rear aspect with obscure glass. Fitted with a suite comprising freestanding claw & ball bath with shower over and glass shower screen, dual flush wc, wall hung wash hand basin, tiled splash back areas, tiled flooring, radiator.



Second Floor Landing

With door to:

Bedroom One

9' 1" x 16' 8" (2.78m x 5.08m)

With two Velux windows to front aspect and double glazed window to rear aspect, two radiators, fitted wardrobe cupboards, access to eaves storage, door to:

En Suite Shower Room

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising large walk in shower cubicle, dual flush wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, chrome heated towel rail.



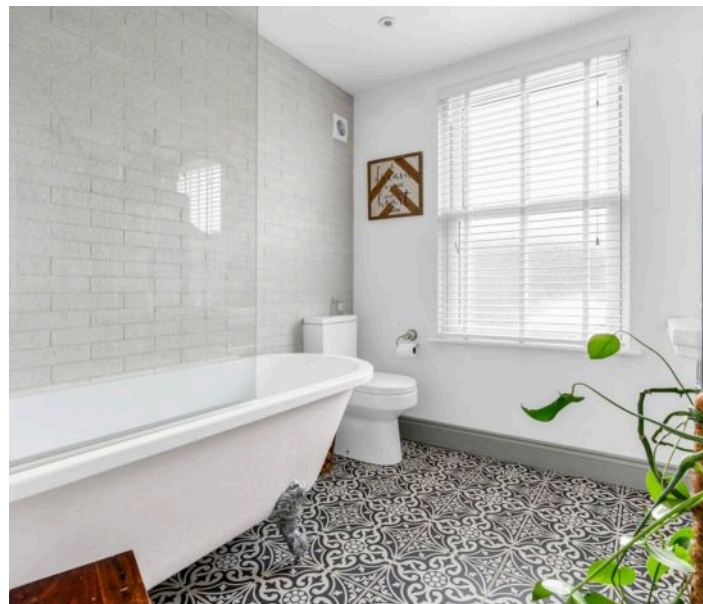


FRONT GARDEN

Thoughtfully landscaped front garden laid with paving and hedge border with an attractive tiled path leading to the front entrance door.

REAR GARDEN

The rear garden features paving to the immediate rear of the property with steps up to the lawn and gravel pathway to a lovely patio seating area to the rear with hedge border and access to the generous outbuilding to the rear, gated side access.







Elliot Heath Estate Agents

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