



Elliot Heath
ESTATE AGENTS

64 Bowling Road, WARE
Guide Price **£415,000**

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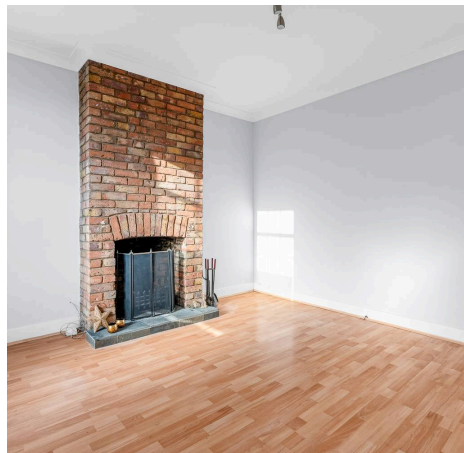
WARE, Ware

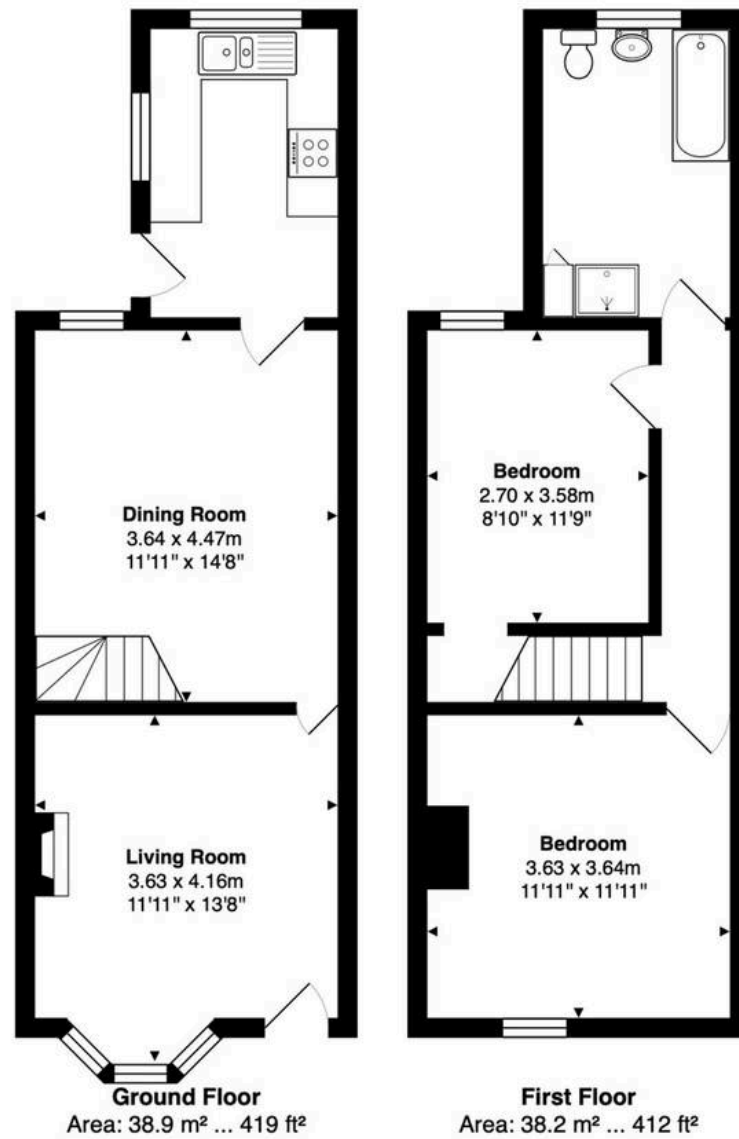
Attractive Victorian home in Ware with 2 reception rooms, modern kitchen, 2 double bedrooms, spacious bathroom, good size rear garden. Close to town centre and transport links. No chain. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D





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

Front entrance door giving access to:

Living Room

11' 11" x 13' 8" (3.63m x 4.16m)

Double glazed bay window to front aspect with fitted shelving unit, attractive functional brick fireplace, radiator, wood effect flooring, door to:

Dining Room

11' 11" x 14' 8" (3.64m x 4.47m)

With double glazed window to rear aspect, stairs rising to first floor landing, radiator, wood effect flooring, door to:

Kitchen

Dual aspect with double glazed window to rear and side aspect and door giving access to outside. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with gas hob and extractor over, space for appliances that can be include if required, tiled splash back areas, tiled flooring, combination boiler.

First Floor Landing

With doors to:

Bedroom One

11' 11" x 11' 11" (3.63m x 3.64m)

With double glazed window to front aspect, radiator, wood effect flooring.

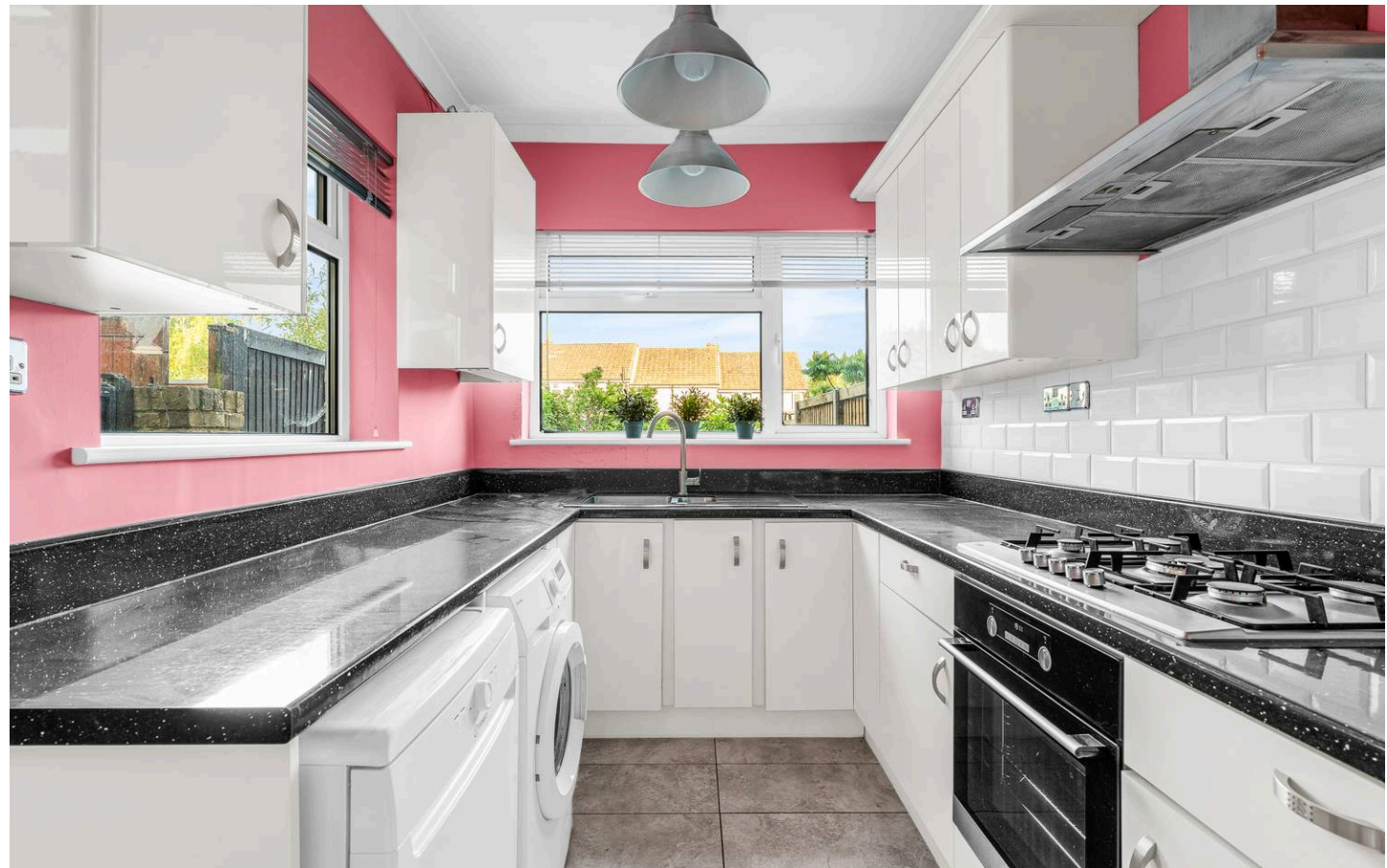
Bedroom Two

8' 10" x 11' 9" (2.70m x 3.58m)

With double glazed window to rear aspect, radiator, wood effect flooring, recessed wardrobe cupboard.

Bathroom

With double glazed window to rear aspect, with obscured glass. Fitted with a suite comprising panel enclosed bath, low flush wc, vanity unit with inset wash hand basin, separate shower cubicle, tiling and tongue and groove to half height, radiator, built in storage cupboard.





FRONT GARDEN

Low maintenance front garden laid with paving.

REAR GARDEN

The rear garden is of a good size with decked seating area and the remainder laid to lawn.





Elliot Heath Estate Agents

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