



Elliot Heath
ESTATE AGENTS

14 Cross Street, WARE
In Excess of £500,000

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WARE, Ware

Victorian end terrace near town centre. Extended living space, 3 beds, en suite WC, shower room. Large garden, double glazed, gas heat. Call to view 01920 293333.

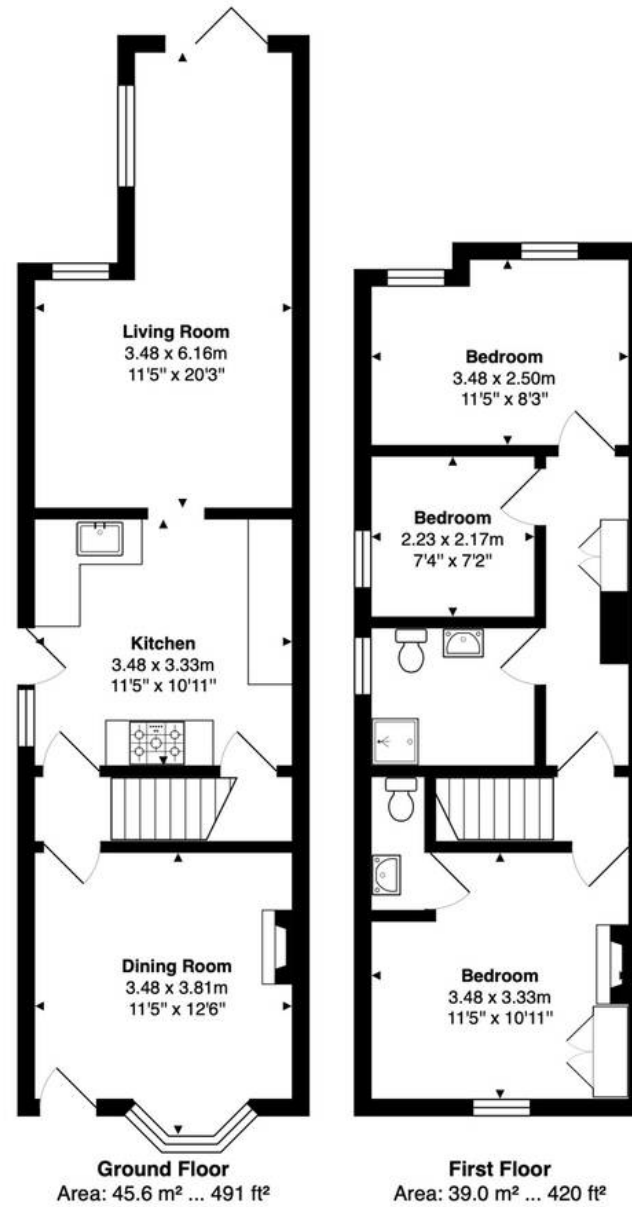
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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

Upvc front entrance door to:

Dining Room

11' 5" x 12' 6" (3.48m x 3.81m)

With double glazed bay window to front aspect with fitted shutters and built in storage cupboards below, stripped wood flooring, attractive cast iron fireplace in full working order, double panel radiator, door to:

Inner Lobby

With stairs rising to the first floor landing, double panel radiator, door to:

Kitchen

11' 5" x 10' 11" (3.48m x 3.33m)

With double glazed window and door to side aspect. Fitted with a range of solid Oak cabinets with solid Oak work surfaces over incorporating a Butler style sink unit with mixer tap, space for range style cooker with stainless steel extractor fan over, space fridge freezer, integrated dishwasher, built in storage cupboard with point and plumbing for washing machine, wall mounted combination boiler serving domestic hot water and central heating system. solid Oak flooring, tiled splash back areas. Door to:

Living Room

11' 5" x 20' 3" (3.48m x 6.16m)

With windows to rear and side aspect, Upvc double glazed bi fold doors to the rear garden with integrated blind system, solid Oak flooring, double panel radiator.

First Floor Landing

With built in storage cupboard, loft access and doors to:



Bedroom One

11' 5" x 10' 11" (3.48m x 3.33m)

With Upvc double glazed window to front aspect with fitted shutters, feature Victorian fireplace, fitted wardrobes to two walls, double panel radiator, door to en suite.

En Suite

Fitted with a suite comprising low level w.c, vanity unit with inset wash hand basin, fully tiled walls, double panel radiator.

Bedroom Two

11' 5" x 8' 2" (3.48m x 2.50m)

With two Upvc double glazed windows to rear aspect, double panel radiator.

Bedroom Three

7' 4" x 7' 1" (2.23m x 2.17m)

With Upvc double glazed window to side aspect, single panel radiator.

Shower Room

With Upvc double glazed window to side aspect with obscured glass. Fitted with a suite comprising fully tiled walk in shower cubicle, dual flush w.c, vanity unit with inset wash hand basin, storage cupboard, heated towel rail, tiled flooring and fully tiled walls.



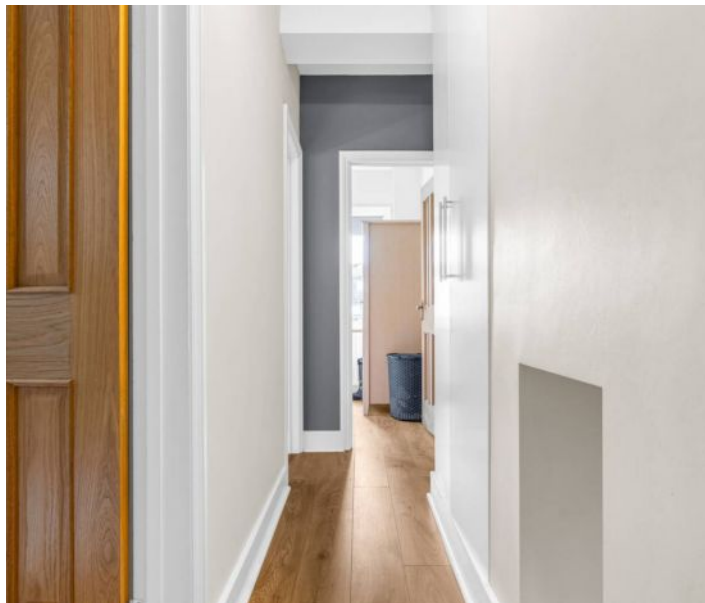


FRONT GARDEN

The property benefits from a walled front garden laid with shingle and side passage giving access to the rear garden.

REAR GARDEN

The rear garden benefits from a extensive patio area to the immediate rear of the property that in turn leads to lawn area with a further patio area with pergola to the rear, timber garden shed.







Elliot Heath Estate Agents

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