



**Elliot Heath**  
ESTATE AGENTS

**13 Christopher Court Burgage Lane, Ware**

Guide Price **£775,000**



# 13 Christopher Court Burgage Lane

Ware, Ware

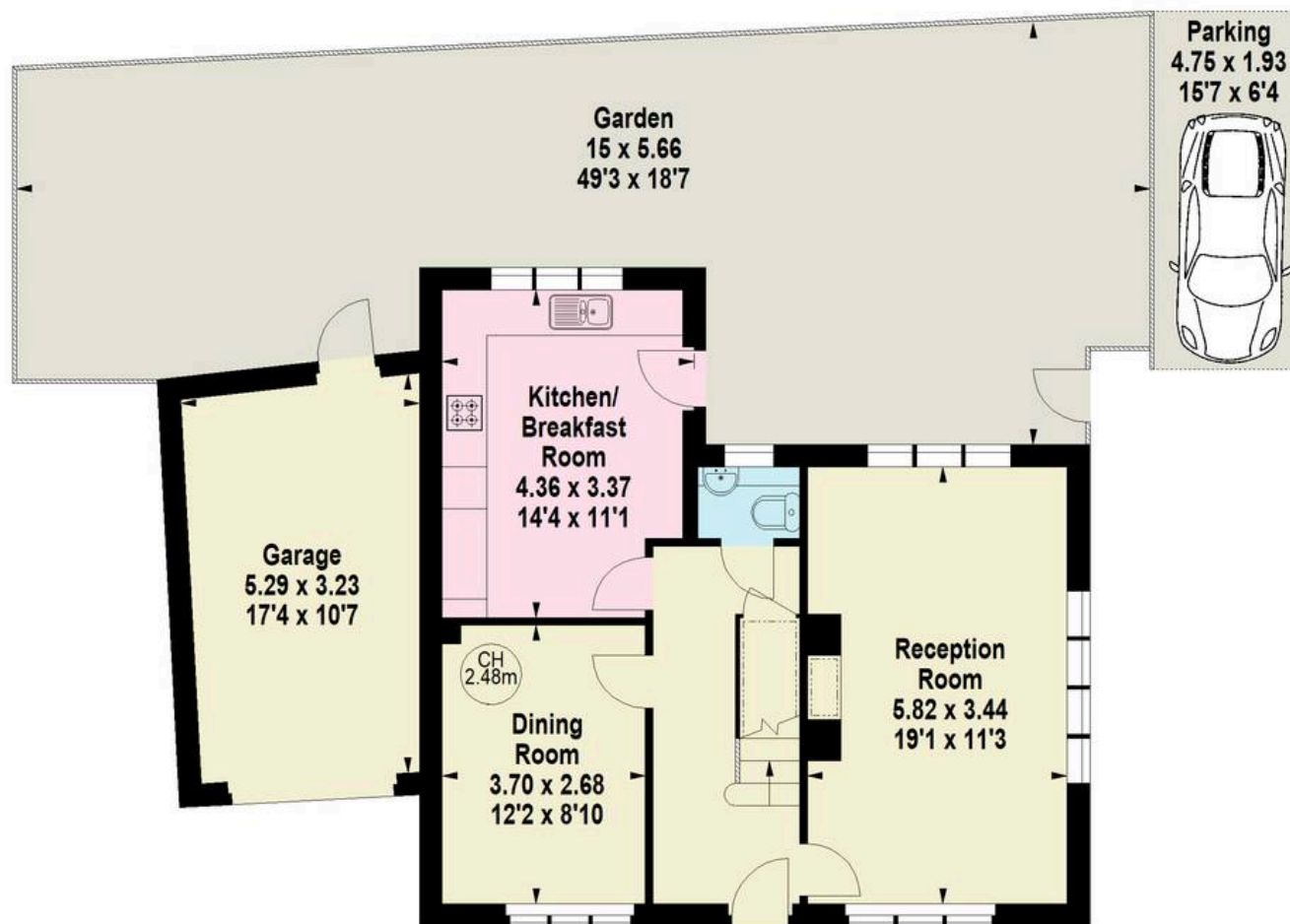
Stunning 3-bed riverside home in Ware town centre. Integrated kitchen, triple aspect reception room, dining room, en suite, bathroom, private garden, garage, parking. Close to high street, station. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



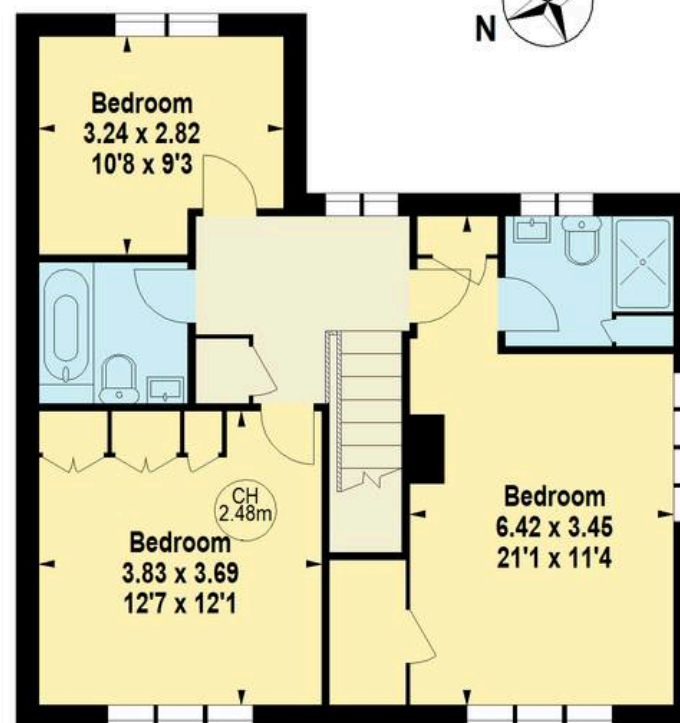


### Ground Floor

Approx. 73.76 sq m / 794 sq ft

**Christopher Court, SG12**  
 Approximate Area = 134.43 sq m / 1447 sq ft  
 (Including Garage)  
 Approximate Garage Area = 16.25 sq m / 175 sq ft

Key :  
 CH - Ceiling Height



### First Floor

Approx. 60.66 sq m / 653 sq ft

Illustration For Identification Purposes Only.  
 All measurements and areas are approximate, not to scale.  
 © Orange Tree Photography



### Entrance Hall

With wood flooring, stairs rising to first floor landing, under stairs storage cupboard, radiator, doors to:

### Downstairs WC

With double glazed window to rear aspect. Fitted with a suite comprising dual flush wc, vanity unit with inset wash hand basin, tiled splash back areas, wood flooring, radiator.

### Reception Room

19' 1" x 11' 3" (5.82m x 3.44m)

Triple aspect with double glazed windows to front, rear and side aspect, radiator, exposed brick and timber fireplace with slate hearth., wood flooring.

### Dining Room

12' 2" x 8' 10" (3.70m x 2.68m)

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

### Kitchen/Breakfast Room

14' 4" x 11' 1" (4.36m x 3.37m)

With double glazed window to rear aspect and door giving access to the rear garden. Comprehensively fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, two built in ovens, gas hob with extractor over, integrated appliances, island unit, tiled flooring.

### First Floor Landing

With double glazed window to rear aspect, built in storage cupboard, doors to:

### Bedroom One

21' 1" x 11' 4" (6.42m x 3.45m)

Dual aspect with double glazed windows to front and side aspect, built in storage cupboard, built in wardrobe cupboard, radiator, door to:





**En Suite Shower Room**

With double glazed window to rear aspect. Fitted with a suite comprising walk in shower cubicle, dual flush wc, vanity unit with inset wash hand basin, tiled walls, tiled flooring, radiator.

**Bedroom Two**

12' 7" x 12' 1" (3.83m x 3.69m)

With double glazed window to front aspect, radiator, fitted with a range of wardrobe cupboards.

**Bedroom Three**

10' 8" x 9' 3" (3.24m x 2.82m)

With double glazed window to rear aspect, radiator.

**Bathroom**

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, low flush wc, vanity unit with inset wash hand basin, tiled splash back areas, wood effect flooring, radiator.







## FRONT GARDEN

Healthily stocked beds to the front and gated access to the rear garden.

## REAR GARDEN

The rear garden is predominantly paved and well landscaped with heavily stocked mature borders.

## ALLOCATED PARKING

1 Parking Space

Allocated parking space.

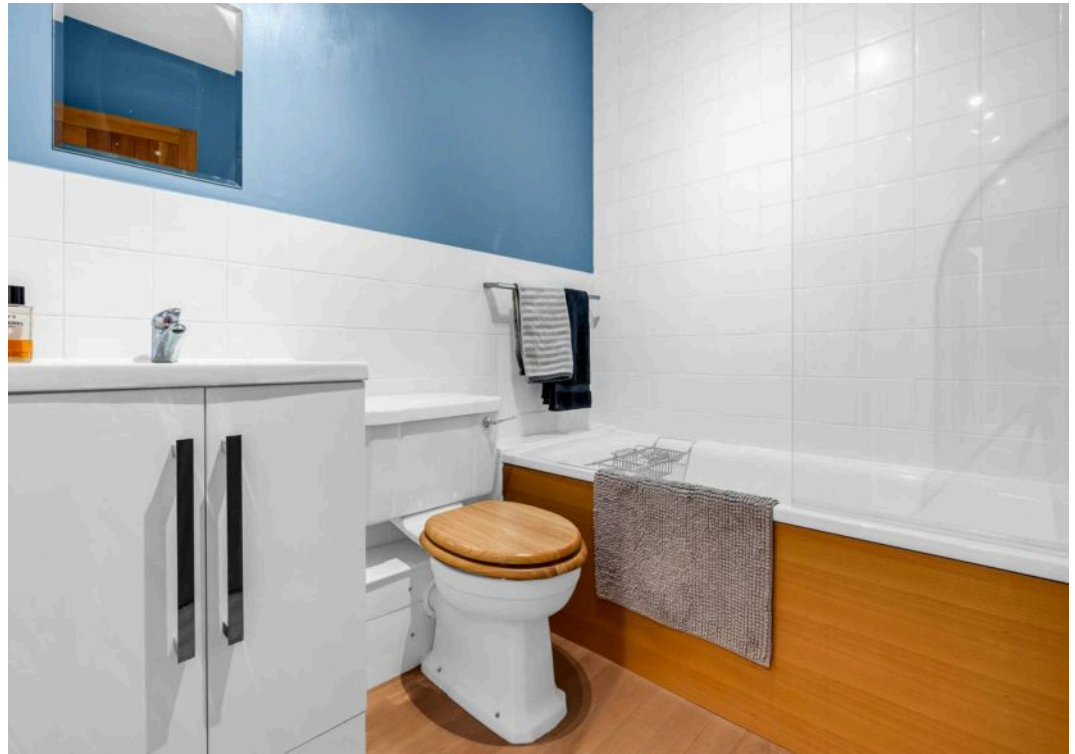
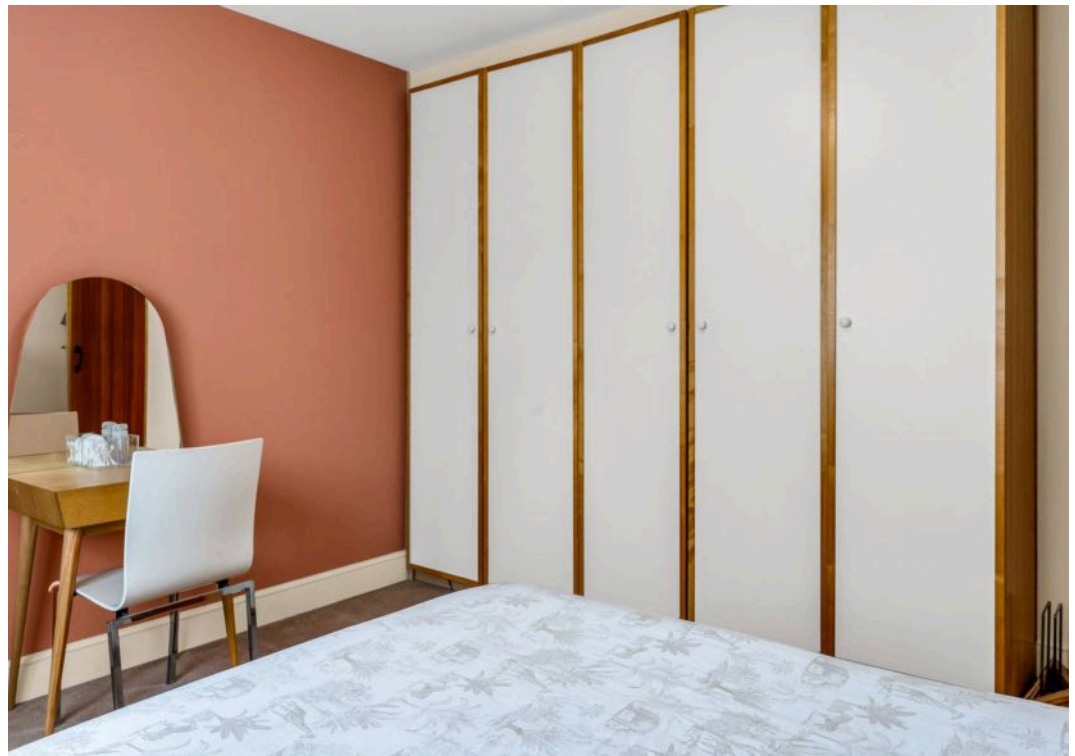
## GARAGE

Single Garage

Attached garage with double doors to the front and pedestrian access to the rear garden, measuring approximately 5.29 x 3.23 (17'4 x 10'7)











## Elliot Heath Estate Agents

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