



Elliot Heath
ESTATE AGENTS

14 Vicarage Road, Ware

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Ware, Ware

2-bed Victorian cottage on sought-after road in Ware. Potential for modernisation, 2 reception rooms, kitchen, garden, 2 double bedrooms, bathroom. Close to High Street & mainline station to London.

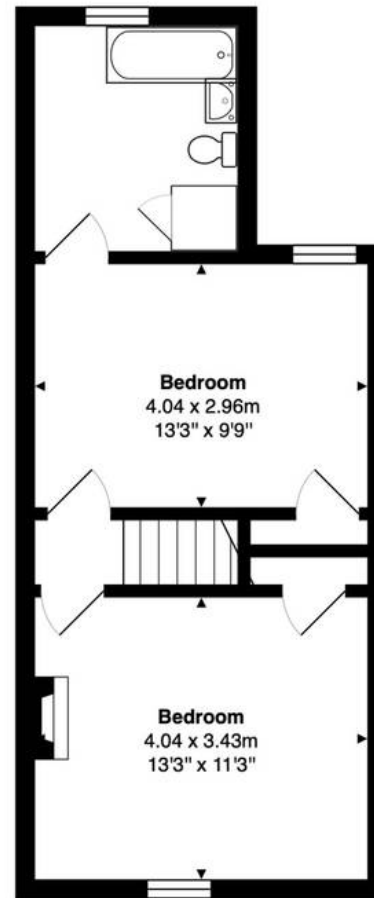
Council Tax band: C

Tenure: Freehold





Ground Floor
Area: 42.1 m² ... 453 ft²



First Floor
Area: 37.2 m² ... 401 ft²

Total Area: 79.3 m² ... 854 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 Room

13' 3" x 13' 4" (4.04m x 4.06m)

With double glazed box bay window to front aspect, gas fire, built in storage cupboard, door to:

Inner Lobby

With stairs rising to first floor landing, door to:

Dining Room

13' 3" x 9' 8" (4.04m x 2.95m)

With double glazed window to rear aspect, tiled fireplace with gas fire, built in storage cupboard to one alcove, under stairs storage cupboard, door to:

Kitchen

8' 1" x 8' 2" (2.46m x 2.50m)

With double glazed window and door to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, boiler, tiled splash back areas.

First Floor Landing

With doors to:

Bedroom One

13' 3" x 11' 3" (4.04m x 3.43m)

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

Bedroom Two

13' 3" x 9' 9" (4.04m x 2.96m)

With double glazed window to rear aspect, radiator, built in storage cupboard. door to:

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, high flush wc, wall hung wash hand basin, tiled splash back areas.





FRONT GARDEN

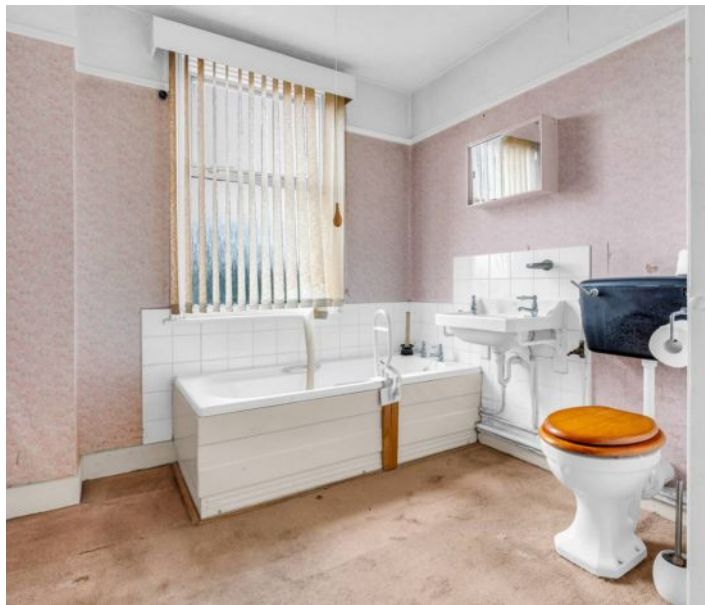
Front garden with retaining wall planted with mature shrubs.

REAR GARDEN

Paved rear garden with hedge borders, gated side access.

ON STREET

1 Parking Space





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