



Elliot Heath
ESTATE AGENTS

26 Star Street, Ware
Guide Price £420,000

26 Star Street

Ware, Ware

Beautifully presented Victorian home with period features & contemporary fixtures. 2 receptions, kitchen, bathroom, 2 beds, private garden. Close to Ware town centre & direct rail link to London.
Council Tax band: C

Tenure: Freehold

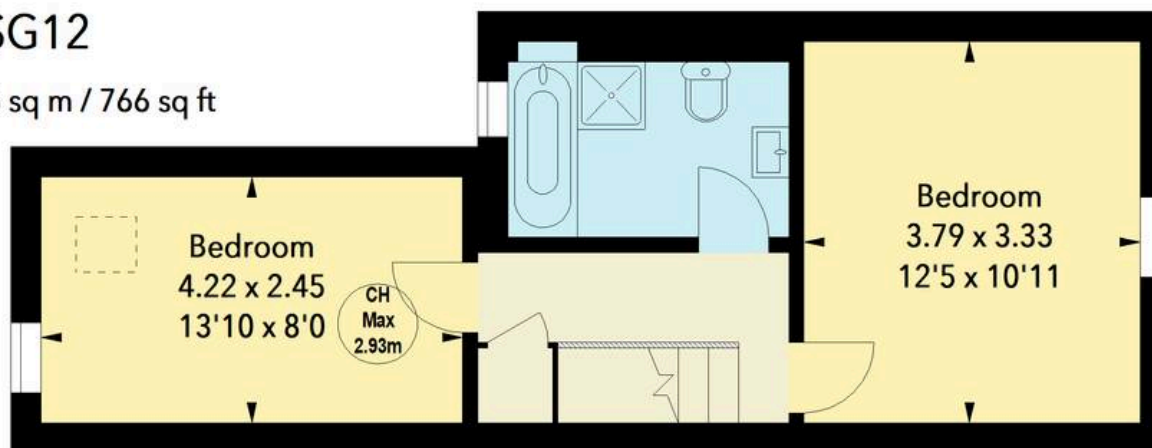
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Star Street, SG12

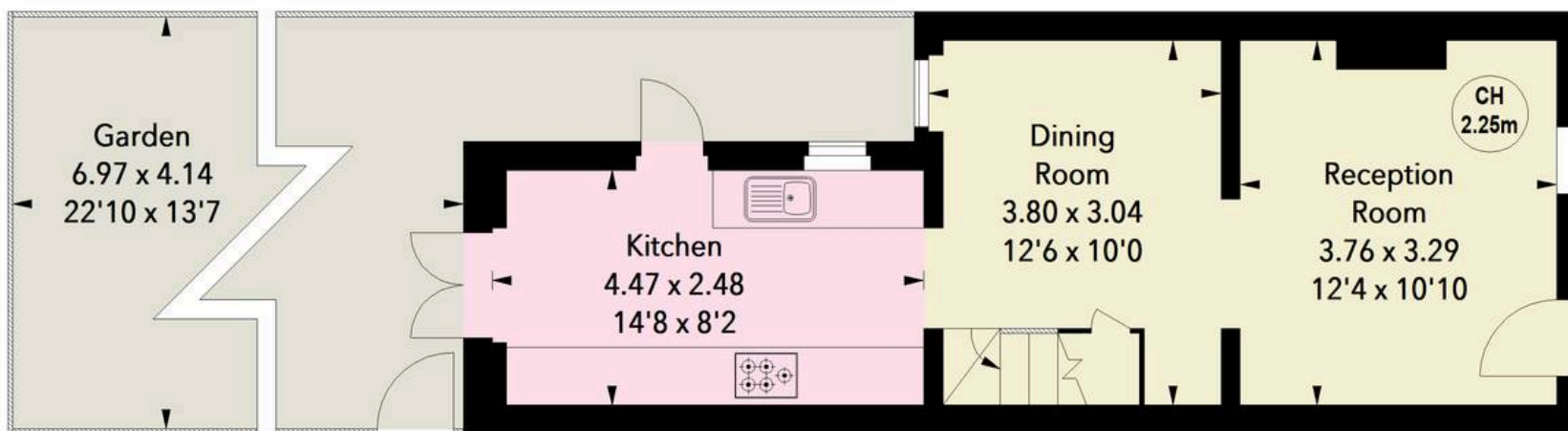
Approximate Area = 71.16 sq m / 766 sq ft



First Floor

Approx. 35.30 sq m / 380 sq ft

Key :
CH - Ceiling Height



Ground Floor

Approx. 35.86 sq m / 386 sq ft

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

Accommodation

Front entrance door to:

Reception Room

12' 4" x 10' 10" (3.76m x 3.29m)

With double glazed window to front aspect with fitted shutters, radiator, attractive cast iron fireplace, fitted cupboards and shelving to alcoves, wood flooring, open to:

Dining Room

12' 6" x 10' 0" (3.80m x 3.04m)

With multi-pane picture window to rear aspect, stairs rising to first floor landing, radiator, wood flooring, under stairs storage cupboard, open to:

Kitchen

14' 8" x 8' 2" (4.47m x 2.48m)

With double glazed window and door to side aspect together with double doors opening onto the rear garden. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a Butler style sink and drainer unit, integrated oven, five ring halogen gas hob with stainless steel extractor over, space and plumbing for automatic washing machine, dishwasher and fridge/freezer, attractive tiled splash back areas, tiled flooring, radiator.

First Floor Landing

With over-stair storage cupboard and doors to:

Bedroom One

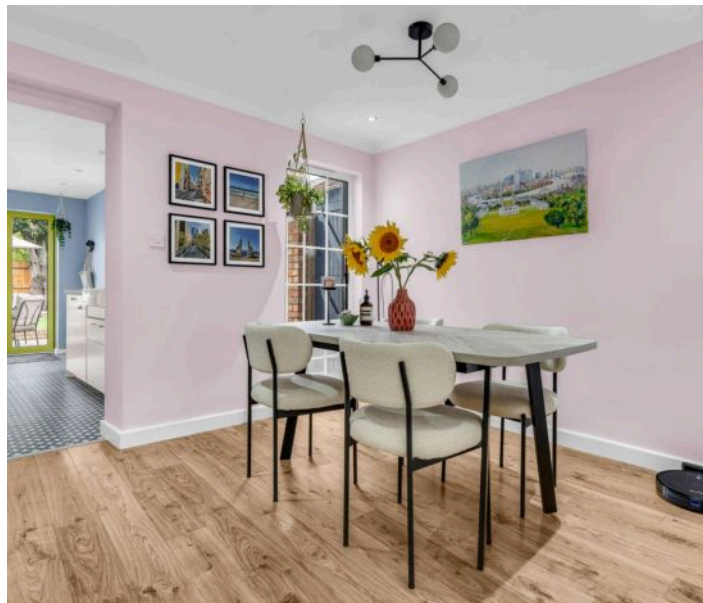
12' 5" x 10' 11" (3.79m x 3.33m)

With double glazed window to front aspect with fitted shutters, radiator.

Bedroom Two

13' 10" x 8' 0" (4.22m x 2.45m)

With double glazed window to rear aspect and skylight, radiator, fitted wardrobe cupboards.



Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising tile enclosed bath, 'wet-room' style shower unit, concealed cistern WC, vanity wash hand basin, tiled flooring and walls, heated towel rail.





REAR GARDEN

The property benefits from an attractively landscaped southerly aspect low maintenance rear garden, which has a paved patio seating area with the remainder being laid to artificial lawn with raised beds and further decked seating area and timber garden shed, also benefiting from gated side access.

ON STREET

1 Parking Space







Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk