



Elliot Heath
ESTATE AGENTS

102 Watton Road, WARE
Guide Price £500,000

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WARE, Ware

Charming 3-bed Victorian cottage near Ware town centre & train station. Features two reception rooms, cast iron fireplaces, extended kitchen, gas heating, off-street parking, and a good-size rear garden. Close to A10 and local amenities. Call 01920 293333 to view.

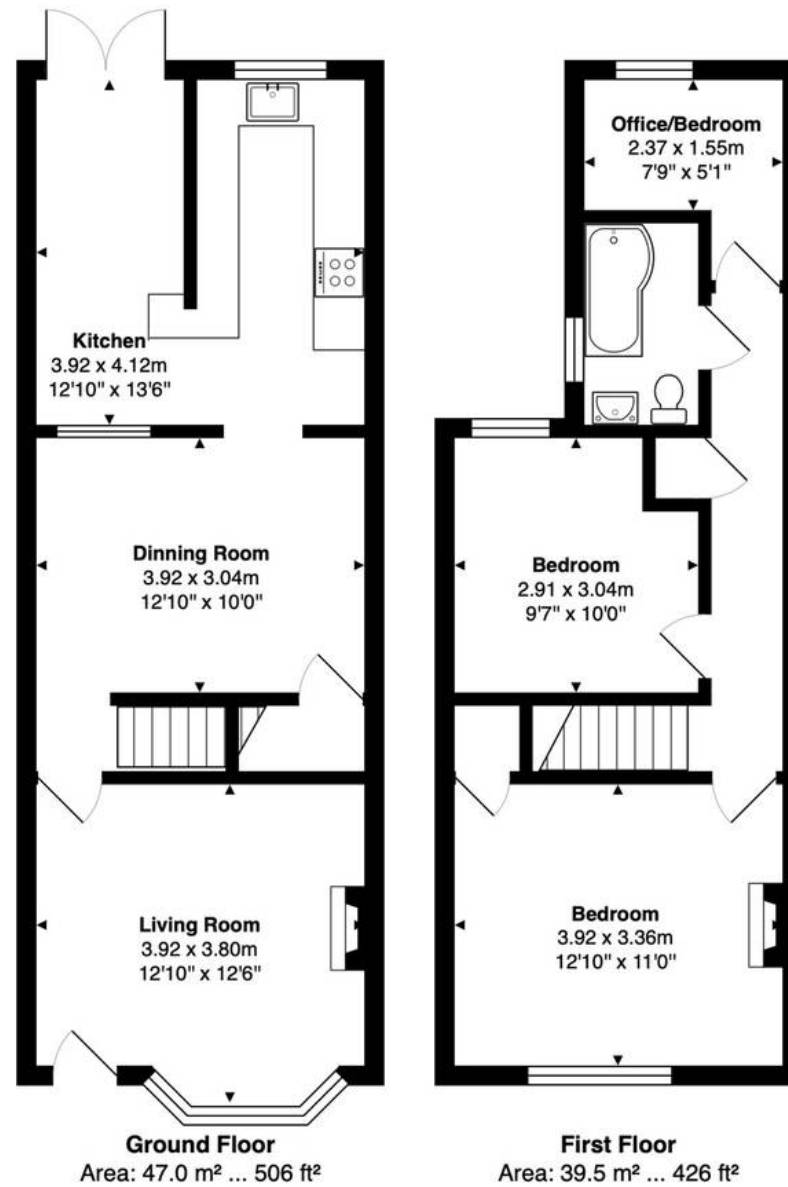
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Total Area: 86.5 m² ... 931 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

Front entrance door to:

Reception Room

13' 0" x 12' 10" (3.97m x 3.92m)

With double glazed bay window to front aspect, wood flooring, radiator, attractive cast iron fireplace, built in cupboards and shelving to both alcoves, door to:

Inner Lobby

With stairs rising to first floor landing, wood flooring, door to:

Lounge

13' 0" x 10' 0" (3.97m x 3.05m)

With sash window to kitchen/dining room, wood flooring, radiator, attractive cast iron fireplace, coving, under stairs storage cupboard, radiator, open to:

Kitchen/Dining Room

14' 4" x 12' 6" (4.37m x 3.80m)

With double glazed window and double patio doors to rear aspect leading to garden. Fitted with a range of wall and base storage units with wood work surfaces over incorporating an under mounted single sink and drainer unit with mixer tap, integrated dishwasher, washing machine and fridge freezer, built in electric oven with four ring gas hob and extractor over, breakfast bar, radiator, spotlights, tiled splash back areas.

First Floor Landing

With built in storage cupboard and doors to:

Bedroom One

14' 4" x 13' 1" (4.36m x 3.98m)

With double glazed window to front aspect, radiator, feature fireplace, over stairs storage cupboard.



Bedroom Two

10' 0" x 10' 0" (3.05m x 3.04m)

With window to rear aspect, radiator, loft access.

Bedroom Three

8' 0" x 7' 7" (2.45m x 2.30m)

With window to rear aspect, radiator.

Bathroom

With double glazed window with obscure glass to side aspect. Fitted with a suite comprising panel enclosed bath with mixer tap, shower attachment and over head shower, concealed cistern wc, vanity unit with inset wash hand basin, extractor, spotlights, tiled walls, tiled floor.





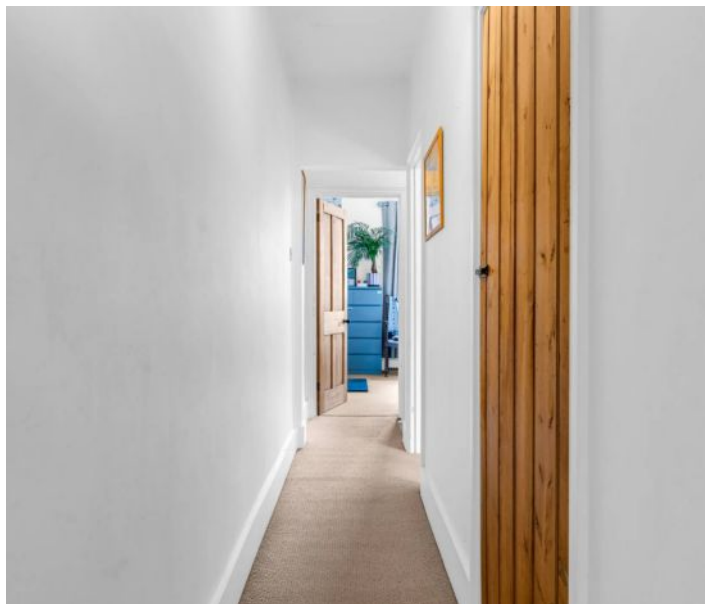
GARDEN

To the front the property benefits from a pretty cottage style garden. The rear garden is of a good size with a patio seating area with the remainder laid to lawn and a further decked area to the rear, timber garden shed and gated access.

OFF STREET

1 Parking Space

The private parking is to the rear of the property.







Elliot Heath Estate Agents

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

01920 29 33 33

hello@elliotheath.co.uk

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