



Elliot Heath
ESTATE AGENTS

94 London Road, Ware

Guide Price **£460,000**

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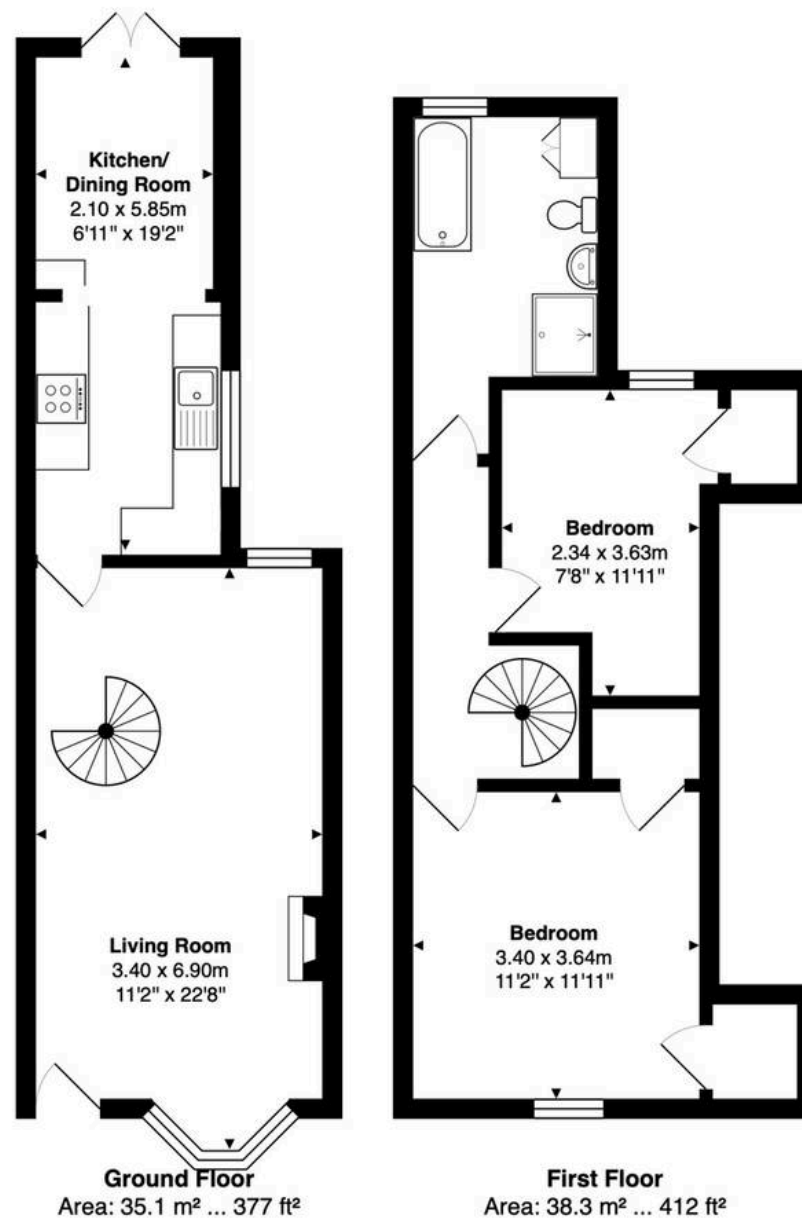
Ware, Ware

Charming 2-bed Victorian cottage on Ware's South side. Spacious bay fronted living room, large kitchen/dining room, riverside views, & garden with summerhouse. Close to amenities & schools. No chain.

Council Tax band: C

Tenure: Freehold





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

11' 2" x 28' 10" (3.40m x 8.80m)

With double glazed bay window to front aspect and sash style window to rear aspect, attractive cast iron fireplace, wood flooring, spiral staircase to first floor landing, three radiators, meter cupboard, door to:

Kitchen/Dining Room

6' 11" x 19' 2" (2.10m x 5.85m)

With double window to side aspect and double glazed double French patio doors 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, wood effect flooring, radiator.

First Floor Landing

With wood flooring, loft access and doors to:

Bedroom One

11' 2" x 11' 11" (3.40m x 3.64m)

With single window to front aspect, radiator, wood flooring, built in storage cupboard.

Bedroom Two

7' 8" x 11' 11" (2.34m x 3.63m)

With sash style window to rear aspect, radiator, wood flooring, built in storage cupboard.

Bathroom

With single window to rear aspect. Fitted with a suite comprising panel enclosed bath, separate shower cubicle, pedestal wash hand basin, dual flush wc, tiled splash back areas, wood effect flooring, built in storage cupboard, radiator.



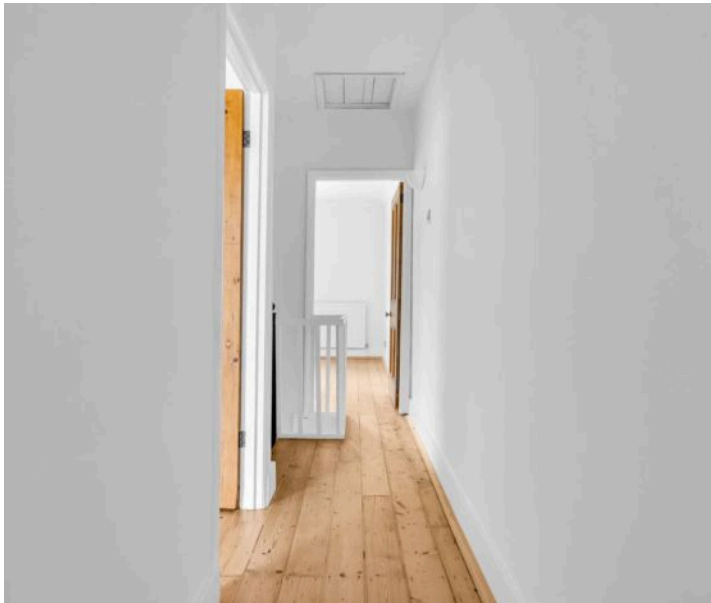


FRONT GARDEN

Low maintenance front garden and gated access to the rear garden.

REAR GARDEN

Rear garden that enjoys a southwesterly aspect, mainly laid to lawn with patio seating areas and timber summerhouse.







Elliot Heath Estate Agents

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