



**Elliot Heath**  
ESTATE AGENTS

**35 Church Street, WARE**  
Guide Price **£350,000**

# 35 Church Street

WARE, Ware

Charming cottage in Ware town centre with period features, modern fixtures, 2 bedrooms, private garden, and resident parking. Close to high street & mainline station. Contact Elliot Heath for viewing.  
Council Tax band: C

Tenure: Freehold

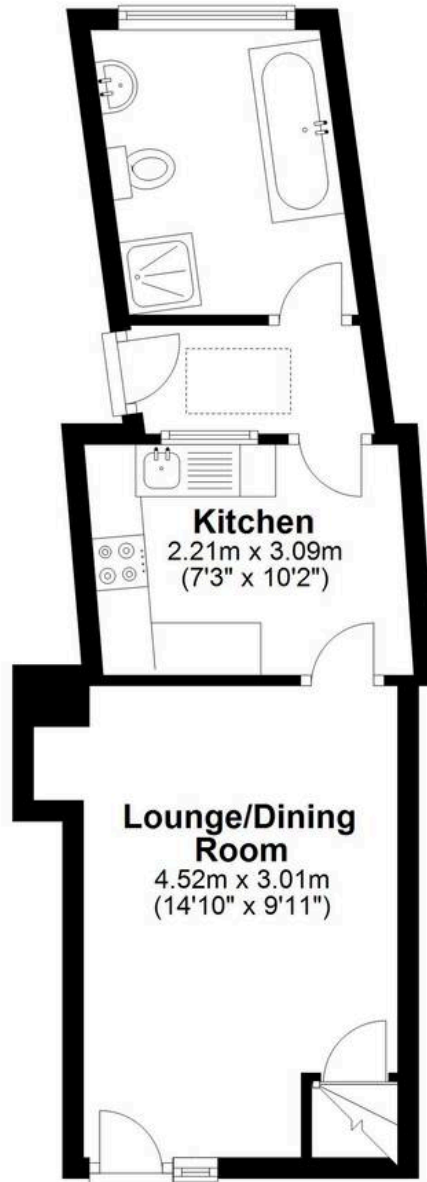
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



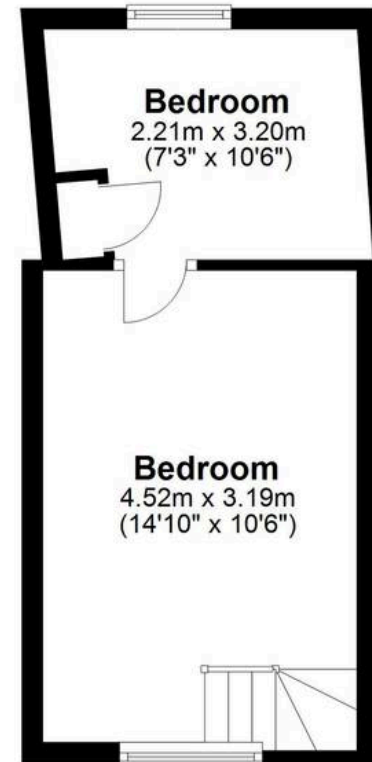
## Ground Floor

Approx. 29.8 sq. metres (320.3 sq. feet)



## First Floor

Approx. 21.3 sq. metres (229.4 sq. feet)



Total area: approx. 51.1 sq. metres (549.7 sq. feet)

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](http://www.matthewkyle.co.uk)

## Accommodation

Front entrance door to:

### Lounge/Dining Room

14' 10" x 9' 11" (4.52m x 3.01m)

With double glazed window to front aspect with fitted shutter, feature fireplace, radiator, exposed timbers, door to stairs to first floor, wood flooring, door to:

### Kitchen

7' 3" x 10' 2" (2.21m x 3.09m)

With window to the rear lobby. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with gas hob and extractor over, integrated appliances, tiled splash back areas, tiled flooring, radiator, door to:

### Rear Lobby

With door to outside, Velux window, tiled flooring, radiator, door to:

### Bathroom

With double glazed window to rear aspect. Fitted with a suite comprising panel enclosed bath, separate shower cubicle, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, heated towel rail.

### Bedroom One

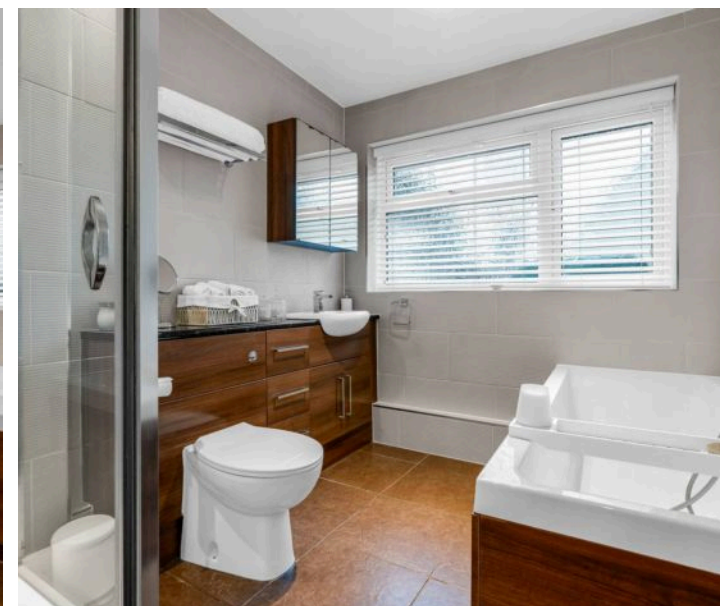
14' 10" x 10' 6" (4.52m x 3.19m)

With double glazed window to front aspect, radiator, feature fireplace, exposed timbers, loft access, door to:

### Bedroom Two

7' 3" x 10' 6" (2.21m x 3.20m)

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





## REAR GARDEN

The private rear garden has been attractively landscaped benefiting from a paved seating area with the remainder laid with an artificial lawn, slate and raised borders with mature tree to the rear.

## PERMIT

1 Parking Space

Residents permit parking bay located directly in front of the property.







## Elliot Heath Estate Agents

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