



Elliot Heath
ESTATE AGENTS

1 Water Row High Street, Ware
Guide Price **£425,000**

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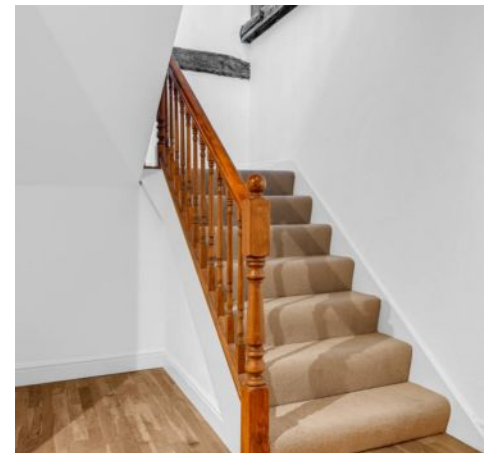
Ware, Ware

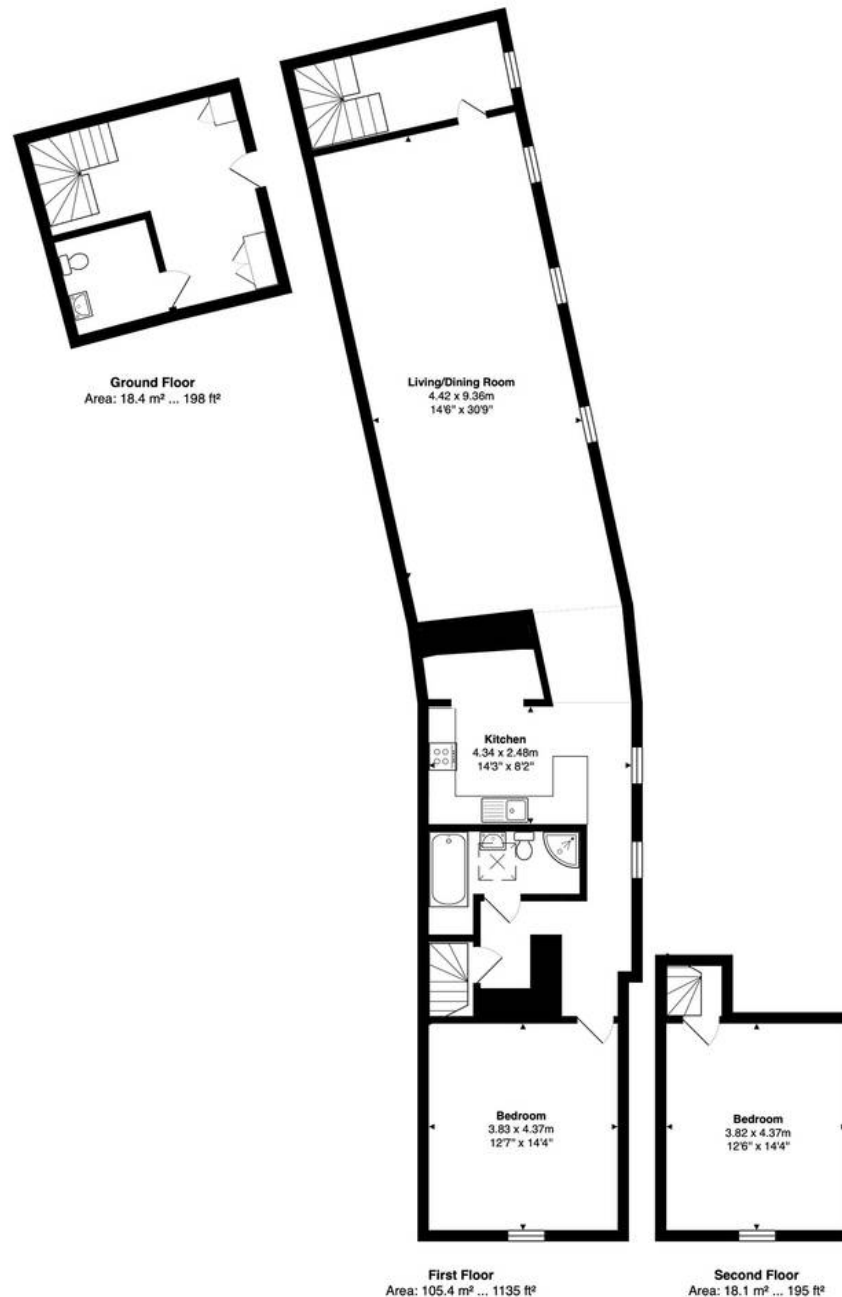
Grade II Listed home in private mews off Ware's high street. Characterful with modern amenities, 2 beds, vaulted ceiling, galleried dining room, well-fitted kitchen, luxury bathroom. No onward chain. Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





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

Entrance Hall

With window to front aspect, stairs rising to first floor landing, built in storage cupboard, wood flooring, door to:

Downstairs WC/Utility

Fitted with a suite comprising dual flush wc, wall hung wash hand basin, fully tiled, chrome heated towel rail, appliance space.

First Floor Landing

With window to front aspect, exposed timbers, radiator, wood flooring, door to:

Living Room

With three windows to front aspect, vaulted ceiling with exposed timbers, two radiators, built in storage cupboard, stairs to:

Dining Room

Galleried to the living room, exposed timbers, vertical radiator, exposed brickwork, open to:

Kitchen

With window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, space and plumbing for dishwasher, tiled splash back areas, wood flooring, exposed timbers, inglenook fireplace, radiator, open to:

Inner Lobby

With window to front aspect, stairs to bedroom two, built in storage cupboard, exposed timbers, doors to:

Bathroom

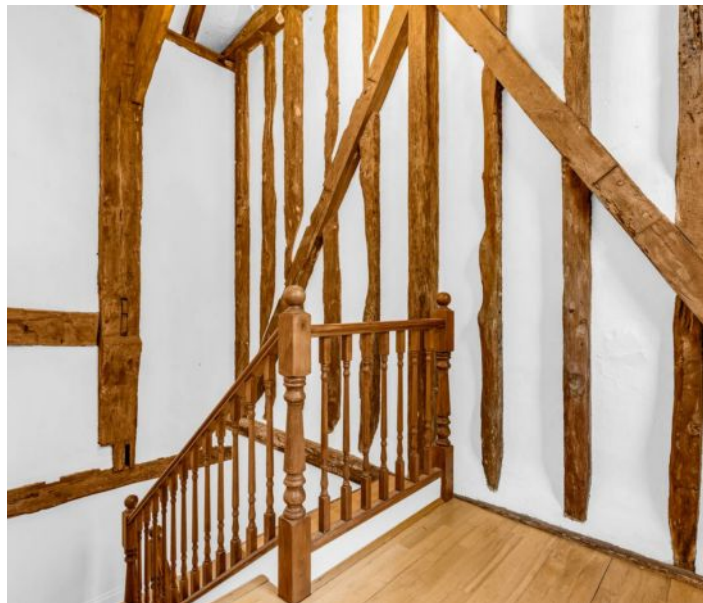
With skylight window. Fitted with a suite comprising tile enclosed bath, separate shower cubicle, dual flush wc, wall hung wash hand basin, fully tiled, chrome heated towel rail.

Bedroom One

With window to side aspect, exposed timbers. attractive feature fireplace, wood flooring, radiator.

Bedroom Two

With window to side aspect, radiator.









Elliot Heath Estate Agents

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