



**Elliot Heath**  
ESTATE AGENTS

19 Gilpin Road, WARE  
Guide Price £525,000

# 19 Gilpin Road

WARE, Ware

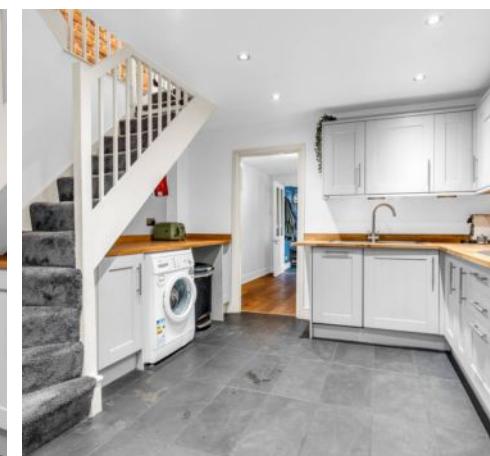
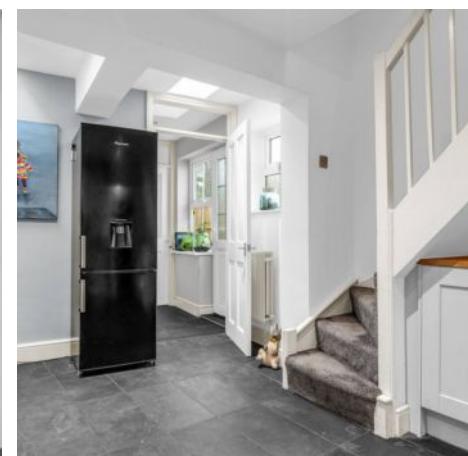
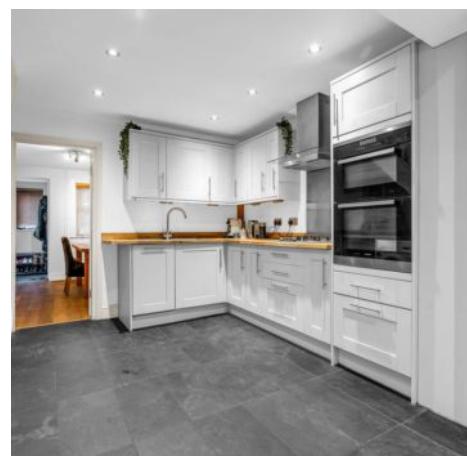
Deceptively spacious 3-bed Victorian semi in Ware set over three floors, walking distance to station & schools. Landscaped gardens, fitted kitchen, 2 bathrooms and two reception rooms.

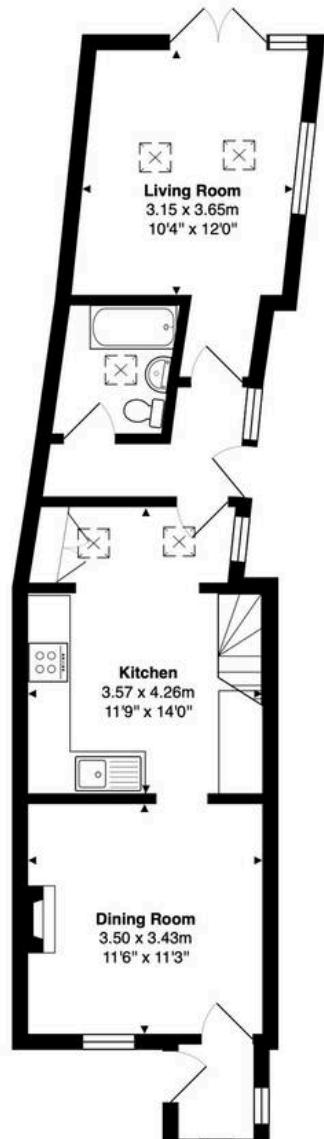
Council Tax band: D

Tenure: Freehold

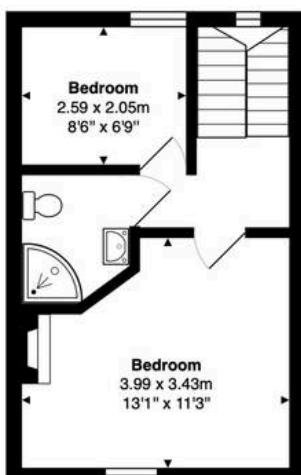
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





**Ground Floor**  
Area: 49.1 m<sup>2</sup> ... 528 ft<sup>2</sup>



**First Floor**  
Area: 26.3 m<sup>2</sup> ... 283 ft<sup>2</sup>



**Second Floor**  
Area: 19.3 m<sup>2</sup> ... 208 ft<sup>2</sup>

**Total Area: 94.7 m<sup>2</sup> ... 1019 ft<sup>2</sup>**

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)

## **Entrance Lobby**

With windows to side and front aspect, tiled flooring, door to:

## **Dining Room**

11' 6" x 11' 3" (3.50m x 3.43m)

With window to front aspect, Oak engineered flooring, radiator, feature fireplace, door to:

## **Kitchen**

11' 9" x 14' 0" (3.57m x 4.26m)

With window to side aspect and two skylight windows, stairs rising to first floor landing. Fitted with a range of wall and base storage units with work surfaces over incorporating stainless steel sink unit with mixer tap, space for fridge freezer, space and plumbing for washing machine and tumble dryer, integrated dishwasher, built in double oven, gas hob with extract fan over and stainless steel splash back, tiled flooring, inset down lights, radiator. Door to:

## **Rear Lobby**

With window to side aspect and door giving access to the side, door giving access to the living room and door to:

## **Bathroom**

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, radiator.

## **Living Room**

10' 4" x 12' 0" (3.15m x 3.65m)

With window to side aspect, two skylight windows and French doors giving access to the rear garden, radiator, Oak engineered flooring.

## **First Floor Landing**

With window to rear aspect, stairs rising to second floor landing, exposed brickwork and doors to:



**Bedroom Two**

13' 1" x 11' 3" (3.99m x 3.43m)

With window to front aspect, radiator, wood effect flooring, feature fireplace.

**Bedroom Three**

8' 6" x 6' 9" (2.59m x 2.05m)

With window to rear aspect, wood effect flooring, radiator.

**Shower Room**

Fitted with a suite comprising corner shower cubicle, pedestal wash hand basin, dual flush wc, heated towel rail, tiled splash back areas, tiled flooring

**Second Floor Landing**

With door to:

**Bedroom One**

11' 9" x 13' 4" (3.58m x 4.06m)

With window to front aspect and Velux window to rear aspect, radiator, eaves storage cupboards, wood effect flooring.



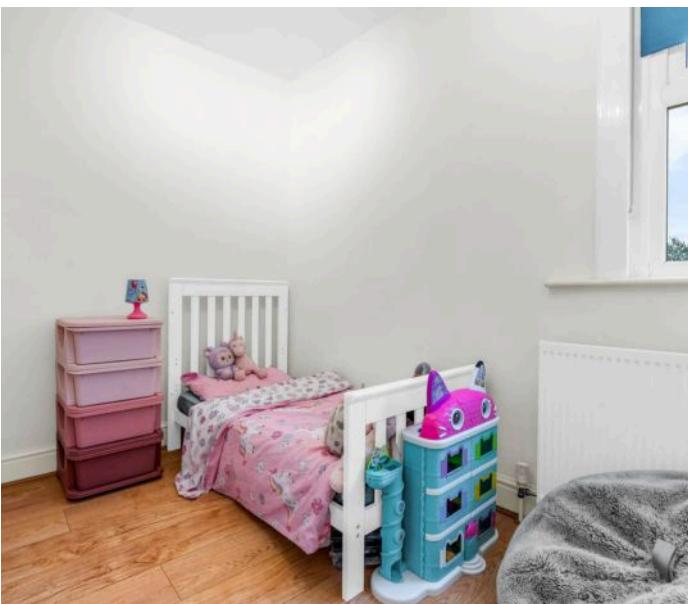


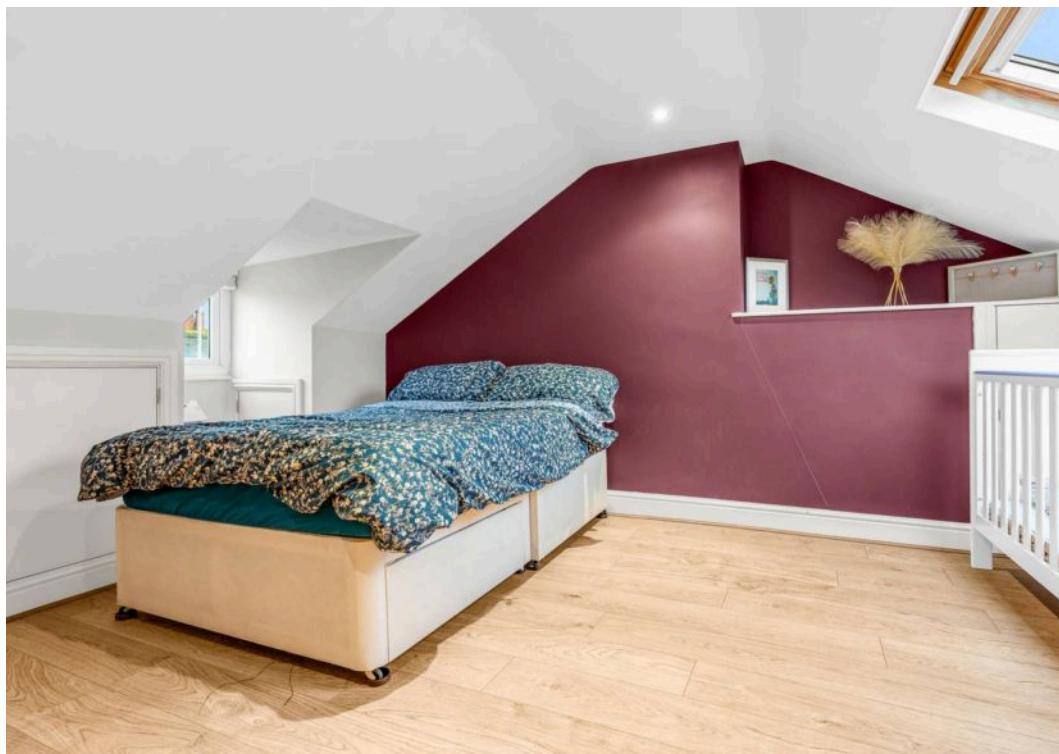
#### FRONT GARDEN

To the front the property benefits from a gated low maintenance garden.

#### REAR GARDEN

To the immediate rear of the property is a paved patio area which in turn leads to a lawn with shrub borders. To the rear of the garden there is decked area with timber garden shed.







## Elliot Heath Estate Agents

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