



Elliot Heath
ESTATE AGENTS

6 Station Road, WARE
Guide Price £650,000

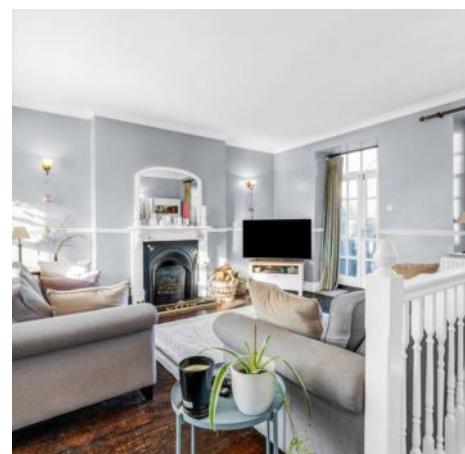
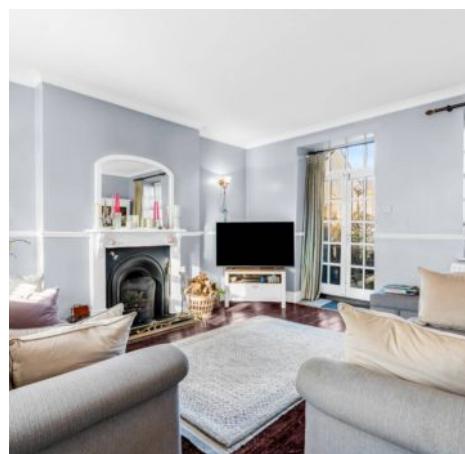
6 Station Road

WARE, Ware

Characterful double-fronted period home, formerly a public house, with stained glass, basement room, 3 bedrooms, gardens & 2 parking spaces, set in the heart of Ware close to the station & amenities.

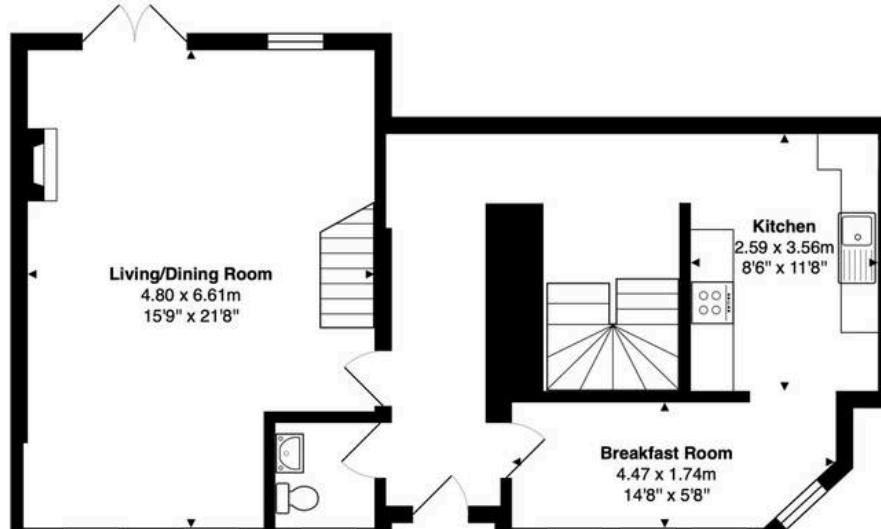
Council Tax band: E

Tenure: Freehold

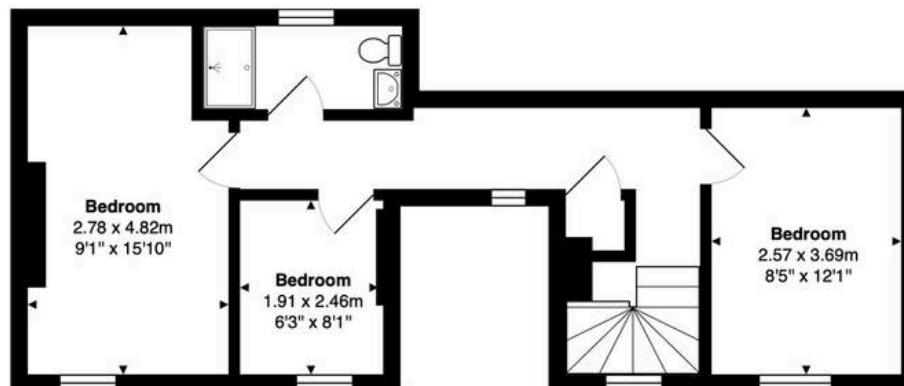




Basement
Area: 21.5 m² ... 232 ft²



Ground Floor
Area: 65.4 m² ... 704 ft²



First Floor
Area: 44.0 m² ... 474 ft²

Total Area: 130.9 m² ... 1409 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

Entrance Hall

With wood effect flooring, radiator, stairs to first floor landing, open to the kitchen and doors to:

Downstairs WC

With sash style window to front aspect with obscure glass. Fitted with a suite comprising low flush wc, wall hung wash hand basin, tiled splash back areas, tiled flooring, radiator.

Breakfast Room

14' 8" x 5' 9" (4.47m x 1.74m)

With original stained glass sash style windows to front aspect, wood effect flooring, radiator, open to:

Kitchen

8' 6" x 11' 8" (2.59m x 3.56m)

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, appliance space, tiled splash back areas, tiled flooring, radiator.

Living/Dining Room

15' 9" x 21' 8" (4.80m x 6.61m)

Dual aspect with sash style windows to front and rear aspect and glazed double doors to the rear garden, wood flooring, attractive feature fireplace, radiator, stairs to:

Lower Ground Hallway

With window to rear aspect, door to:

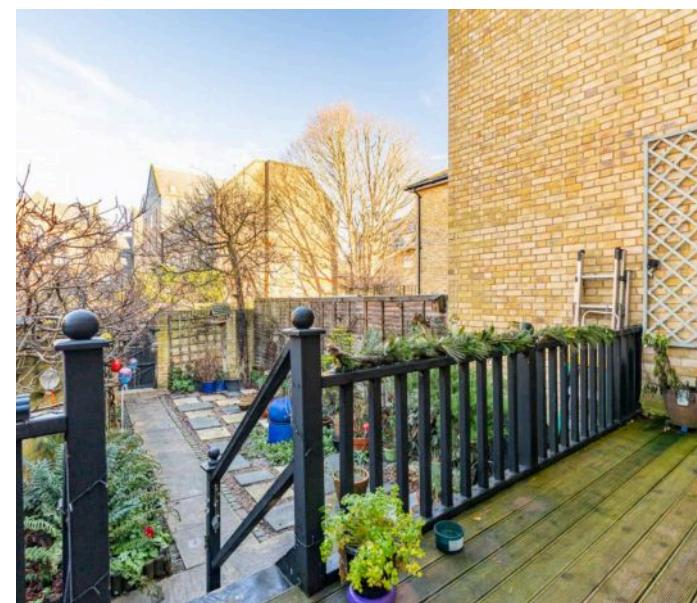
Basement

9' 10" x 15' 7" (3.00m x 4.75m)

Former pub cellar with window to rear aspect.

First Floor Landing

With sash style windows to front aspect, built in storage cupboard, radiator, loft access, doors to:



Bedroom One

9' 1" x 15' 10" (2.78m x 4.82m)

With sash style window to front aspect, radiator, wood effect flooring.

Bedroom Two

8' 5" x 12' 1" (2.57m x 3.69m)

With sash style window to front aspect, radiator, wood effect flooring.

Shower Room

With sash style window to rear aspect with obscure glass.

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





FRONT GARDEN

Attractively planted front garden.

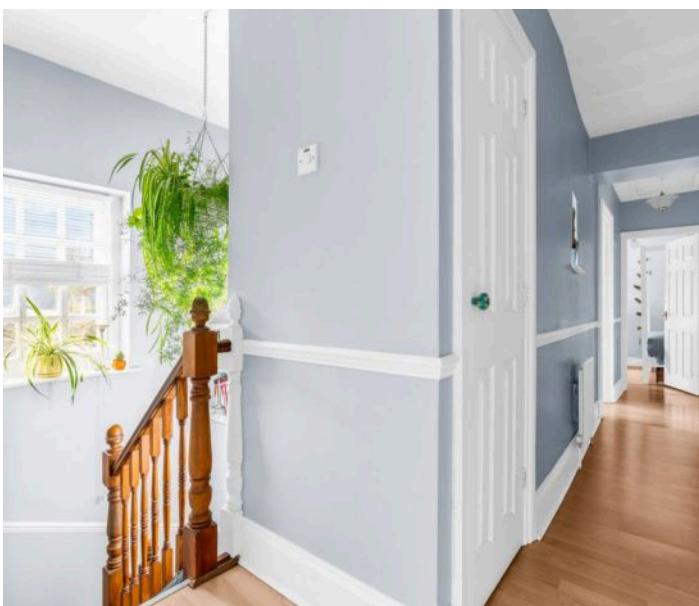
REAR GARDEN

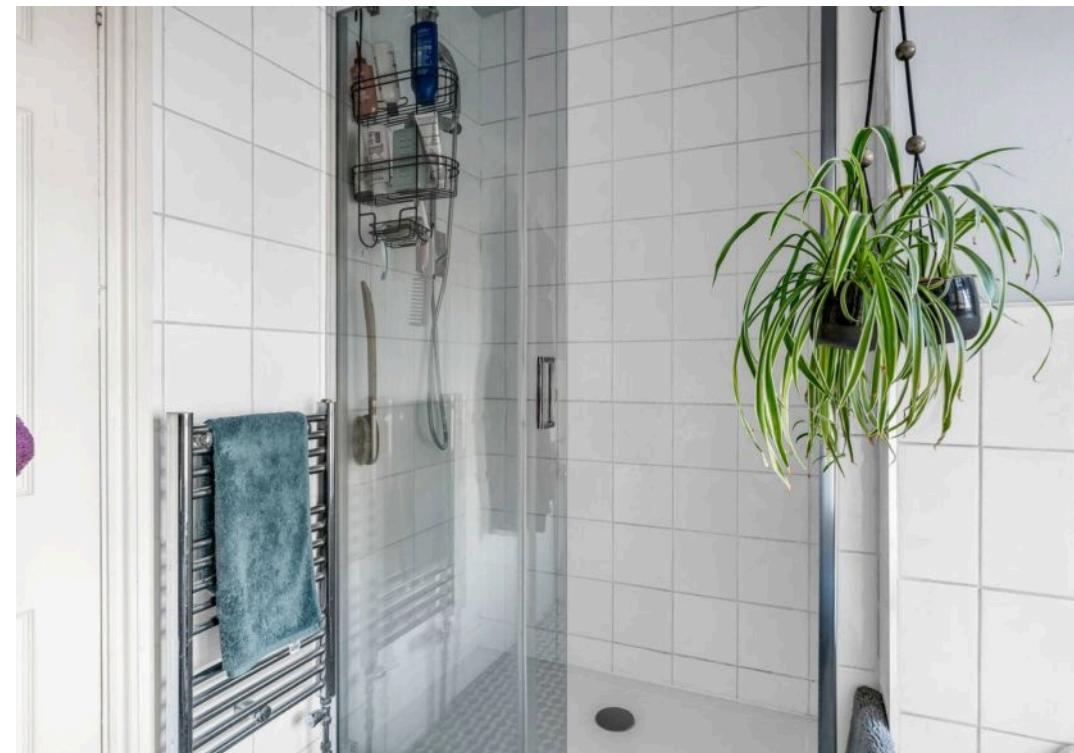
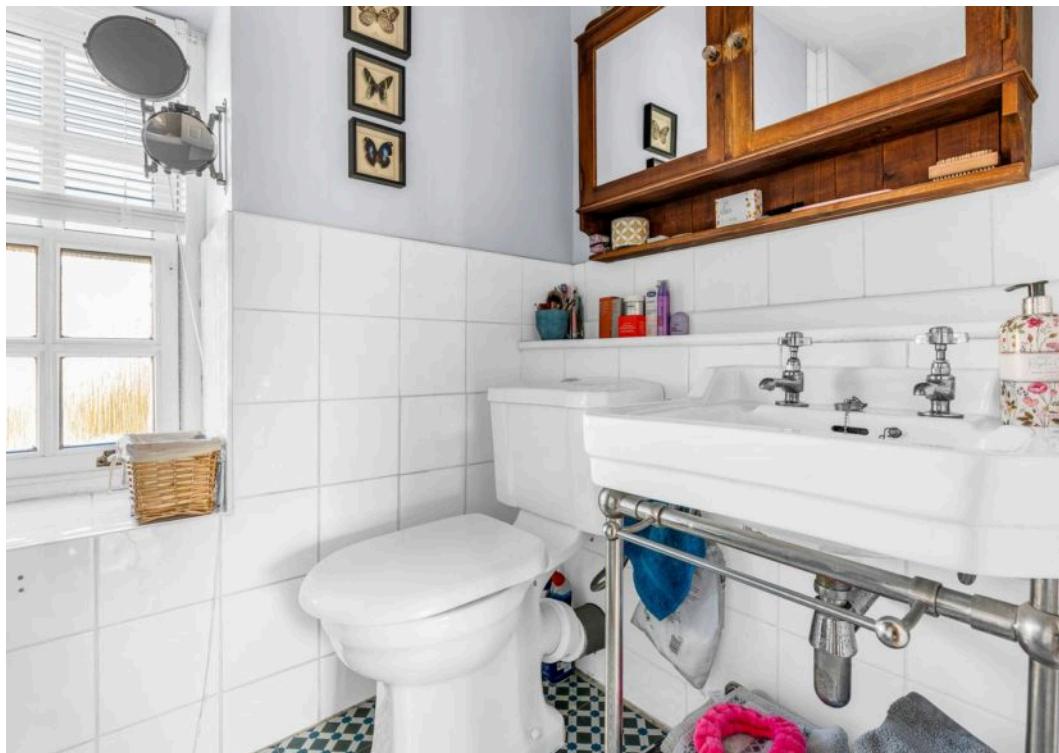
A low-maintenance rear garden featuring a decked seating area, with the remainder laid to paving and shingle, complemented by mature planting and gated access to rear parking.

ALLOCATED PARKING

2 Parking Spaces

Two allocated parking spaces located to the rear of the property.







Elliot Heath Estate Agents

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