



Elliot Heath
ESTATE AGENTS

1 Victoria Cottages, Star Street, Ware

Guide Price £535,000

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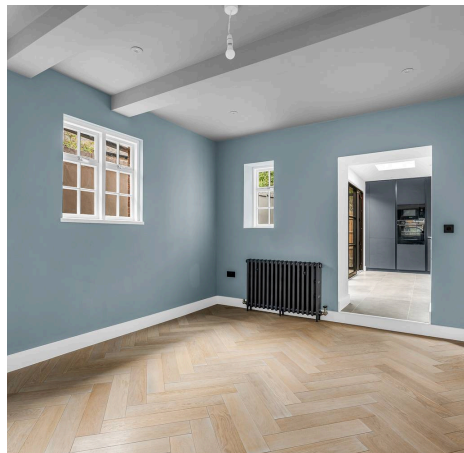
Ware

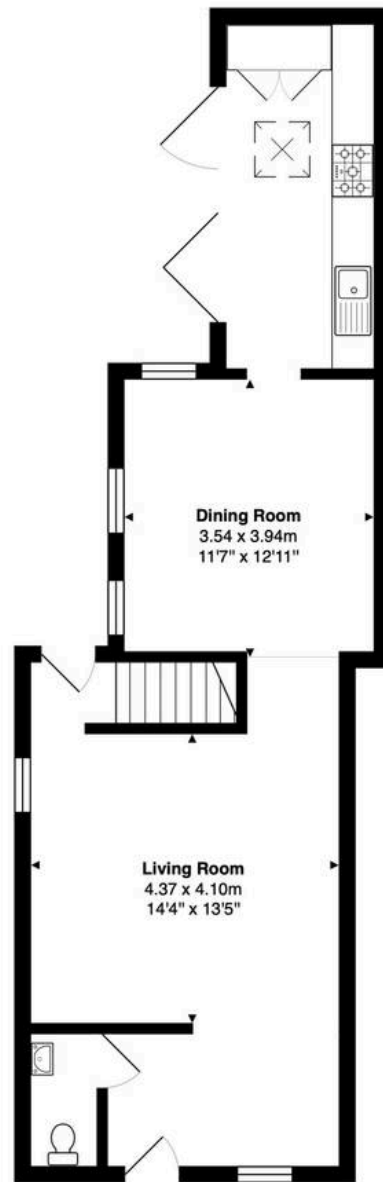
Exceptional two-bedroom conversion of the former Victoria Public House, blending period charm with contemporary style, featuring open-plan living, courtyard garden and allocated parking.
Council Tax band: TBD

Tenure: Freehold

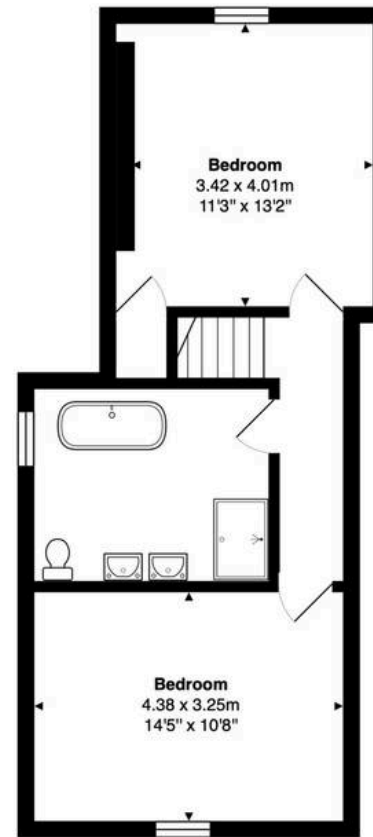
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor
Area: 55.9 m² ... 601 ft²



First Floor
Area: 45.3 m² ... 487 ft²

Total Area: 101.1 m² ... 1088 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

Accommodation

Private front entrance door to:

Entrance Lobby

With original sash window to front aspect, old school radiator, parquet flooring, open plan to the living room and door to:

Downstairs WC

Fitted with a suite comprising dual flush wc, wash hand basin, tiled splash back areas, tiled flooring, radiator.

Living Room

14' 4" x 13' 5" (4.37m x 4.10m)

With original multi pane window to side aspect and door giving access to outside, stairs rising to first floor landing, old school radiator, parquet flooring, open plan to:

Dining Room

11' 7" x 12' 11" (3.54m x 3.94m)

Dual aspect with multi pane windows to side and rear aspect, parquet flooring, old school radiator, open to:

Kitchen

With bi fold doors opening onto the courtyard garden together with a skylight window. Fully integrated with high specification appliances, tiled splash back areas, tiled flooring.

First Floor Landing

With doors to:

Bedroom One

14' 4" x 10' 8" (4.38m x 3.25m)

With original sash window to front aspect, old school radiator.

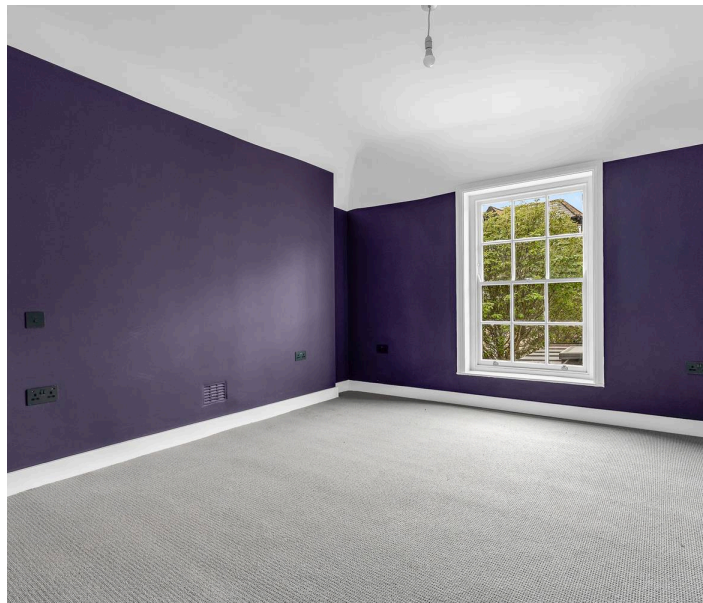
Bedroom Two

11' 3" x 13' 2" (3.42m x 4.01m)

With original sash window, old school radiator, built in storage cupboard.

Bathroom

With original sash window. Fitted with a suite comprising freestanding bath, separate shower cubicle, concealed cistern wc, vanity unit with two circular wash hand basins, tiled splash back areas, tiled flooring, heated towel rail.





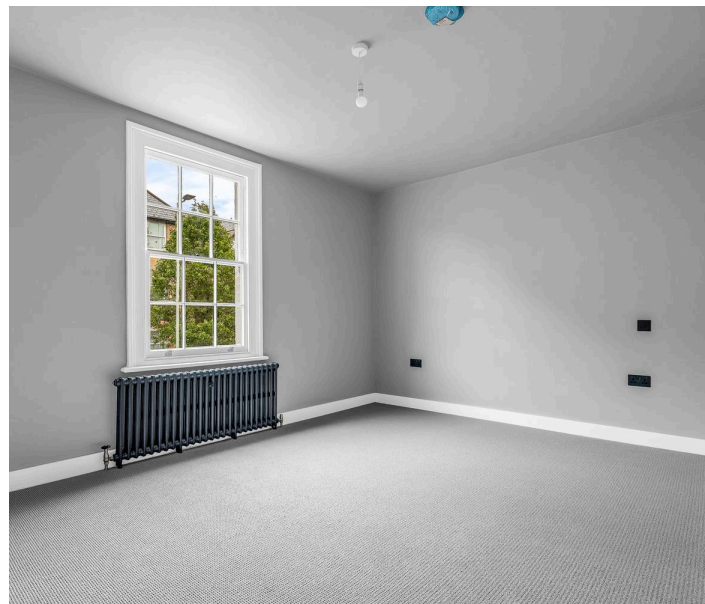
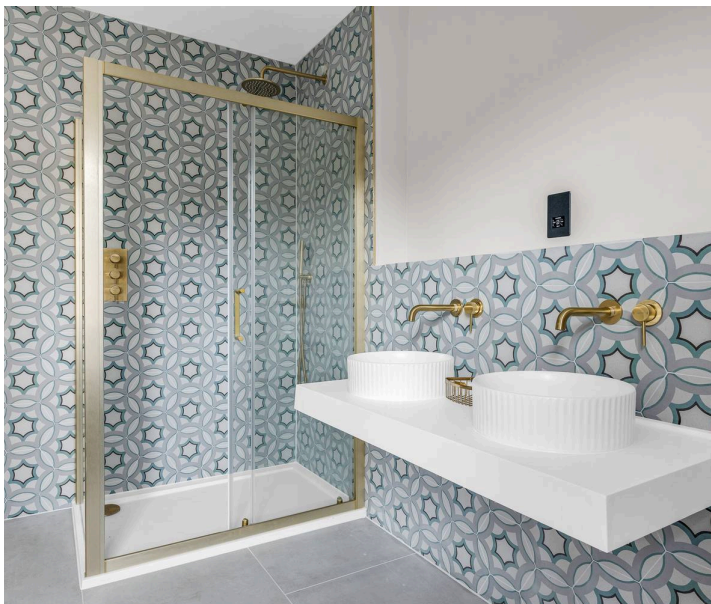
GARDEN

Paved courtyard garden.

ALLOCATED PARKING

1 Parking Space

Allocated parking space.





Elliot Heath Estate Agents

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