



Elliot Heath
ESTATE AGENTS

6 Cross Street, WARE
Guide Price £495,000

6 Cross Street

WARE, Ware

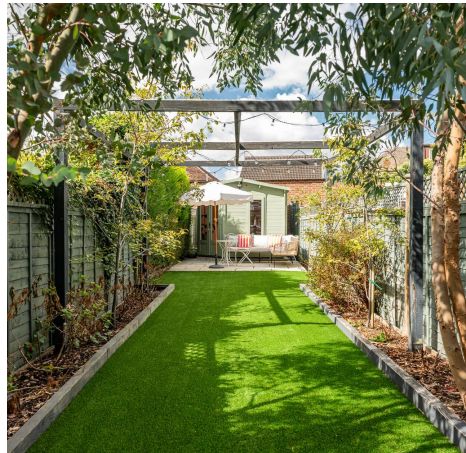
Stunning two-bedroom Victorian home close to Ware town centre and mainline station, featuring original charm, stylish interiors and an impressive 85ft landscaped garden with superb office/summerhouse.

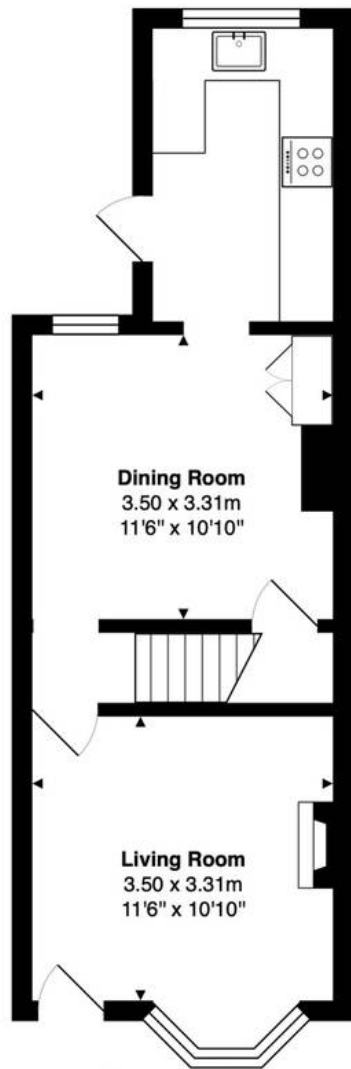
Council Tax band: C

Tenure: Freehold

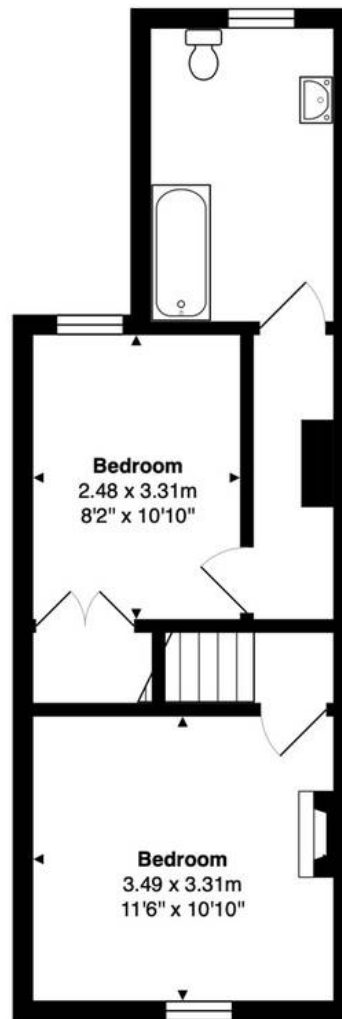
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

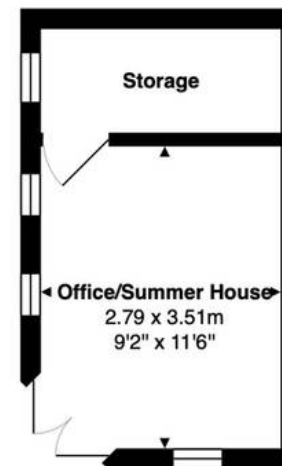




Ground Floor
Area: 35.2 m² ... 379 ft²



First Floor
Area: 34.6 m² ... 373 ft²



Outbuilding
Area: 13.2 m² ... 142 ft²

Total Area: 83.1 m² ... 894 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

With private front entrance door to:

Living Room

11' 6" x 10' 10" (3.50m x 3.31m)

With double glazed bay window to front aspect with fitted shutters, window seat with storage below, wood flooring, radiator, attractive cast iron fireplace, fitted shelving to one alcove, dado rail, coving to ceiling, ceiling rose, door to:

Inner Lobby

Stairs rising to the first floor, door to:

Dining Room

11' 6" x 10' 10" (3.50m x 3.31m)

With double glazed window to rear aspect, wood flooring, radiator, generous under stairs storage cupboard, dado rail, coving to ceiling, ceiling rose. Open to:

Kitchen

With double glazed window to rear aspect overlooking the garden together with a door giving access to the garden. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a Butler style sink unit, fully integrated, tiled flooring.

First Floor Landing

Loft access, doors to:

Bedroom One

11' 5" x 10' 10" (3.49m x 3.31m)

With double glazed window to front aspect with fitted shutters, range of fitted bedroom furniture, cast iron feature fireplace, radiator, picture rail, coving to ceiling.

Bedroom Two

8' 2" x 10' 10" (2.48m x 3.31m)

With double glazed window to rear aspect, fitted wardrobe cupboard, radiator, picture rail, coving to ceiling.



Bathroom

With double glazed window with obscure glass to rear aspect. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, dual flush w.c, pedestal wash hand basin, heated towel rail, tiled splash back areas, tiled flooring with underfloor heating.

Detached Office/Summerhouse

9' 2" x 11' 6" (2.79m x 3.51m)

Located to the rear of the garden beautifully fitted with power and light connected and access to a storage area.





FRONT GARDEN

The property has a walled heavily stocked front garden.

REAR GARDEN

The rear garden extends to approximately 85ft in length which is paved to the immediate rear with the remainder laid to artificial lawn with thoughtfully planted raised beds and a further seating area to the rear with stunning office/summerhouse. Gated side pedestrian access.

ON STREET

1 Parking Space









Elliot Heath Estate Agents

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