

Elliot Heath
ESTATE AGENTS

102 Watton Road, Ware

Offers Over **£475,000**

102 Watton Road

Ware

Charming 3-bed Victorian cottage near Ware town centre & train station. Features two reception rooms, cast iron fireplaces, extended kitchen, gas heating, off-street parking, and a good-size rear garden. Close to A10 and local amenities. Call 01920 293333 to view.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

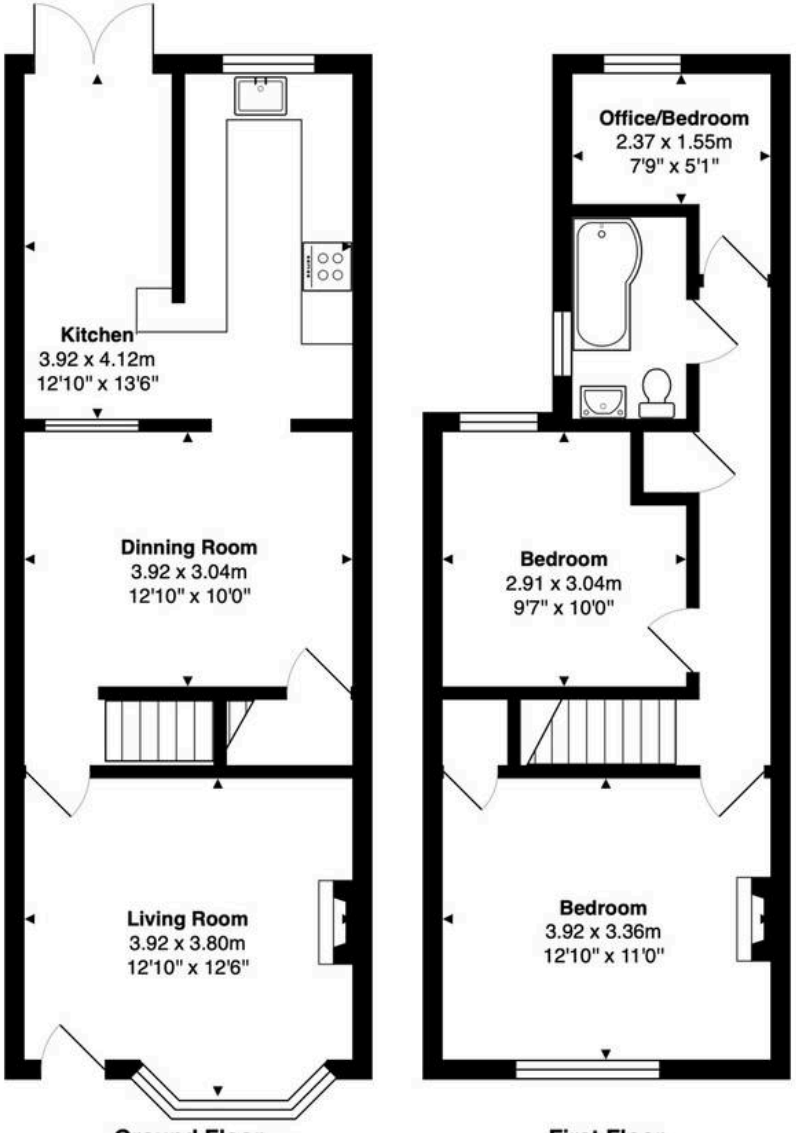
- Classic Bay Fronted 3-Bed Victorian Cottage Within Easy Reach of Town Centre
- Retaining Many Original Features To Include Cast Iron Fireplaces
- 2 Reception, Extended Kitchen/Dining Room, 1st Floor Bathroom











Ground Floor
Area: 47.0 m² ... 506 ft²

First Floor
Area: 39.5 m² ... 426 ft²

Total Area: 86.5 m² ... 931 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
Front entrance door to:

Reception Room
13' 0" x 12' 10" (3.97m x 3.92m)
With double glazed bay window to front aspect, wood flooring, radiator, attractive cast iron fireplace, built in cupboards and shelving to both alcoves, door to:

Inner Lobby
With stairs rising to first floor landing, wood flooring, door to:

Lounge
13' 0" x 10' 0" (3.97m x 3.05m)
With sash window to kitchen/dining room, wood flooring, radiator, attractive cast iron fireplace, coving, under stairs storage cupboard, radiator, open to:

Kitchen/Dining Room
14' 4" x 12' 6" (4.37m x 3.80m)
With double glazed window and double patio doors to rear aspect leading to garden. Fitted with a range of wall and base storage units with wood work surfaces over incorporating an under mounted single sink and drainer unit with mixer tap, integrated dishwasher, washing machine and fridge freezer, built in electric oven with four ring gas hob and extractor over, breakfast bar, radiator, spotlights, tiled splash back areas.

First Floor Landing
With built in storage cupboard and doors to:

Bedroom One
14' 4" x 13' 1" (4.36m x 3.98m)
With double glazed window to front aspect, radiator, feature fireplace, over stairs storage cupboard.







Bedroom Two
10' 0" x 10' 0" (3.05m x 3.04m)
With window to rear aspect, radiator, loft access.

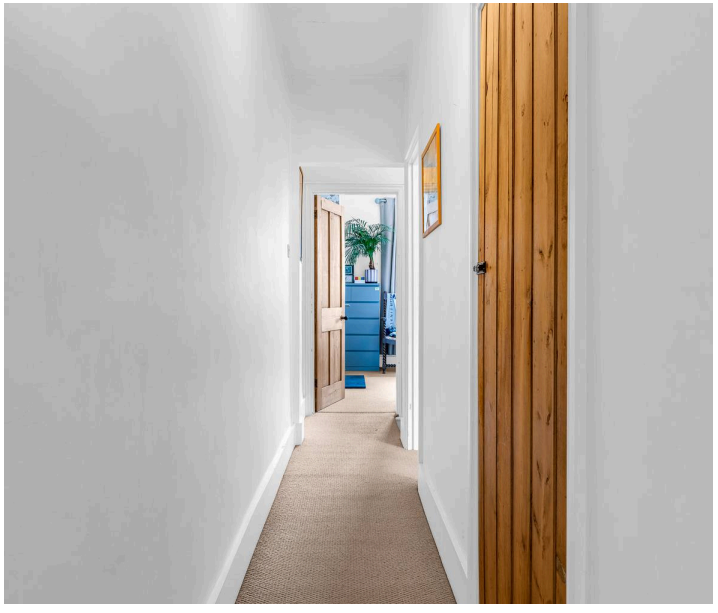
Bedroom Three
8' 0" x 7' 7" (2.45m x 2.30m)
With window to rear aspect, radiator.

Bathroom
With double glazed window with obscure glass to side aspect. Fitted with a suite comprising panel enclosed bath with mixer tap, shower attachment and over head shower, concealed cistern wc, vanity unit with inset wash hand basin, extractor, spotlights, tiled walls, tiled floor.









GARDEN

To the front the property benefits form a pretty cottage style garden. The rear garden is of a good size with a patio seating area with the remainder laid to lawn and a further decked area to the rear, timber garden shed and gated access.

OFF STREET

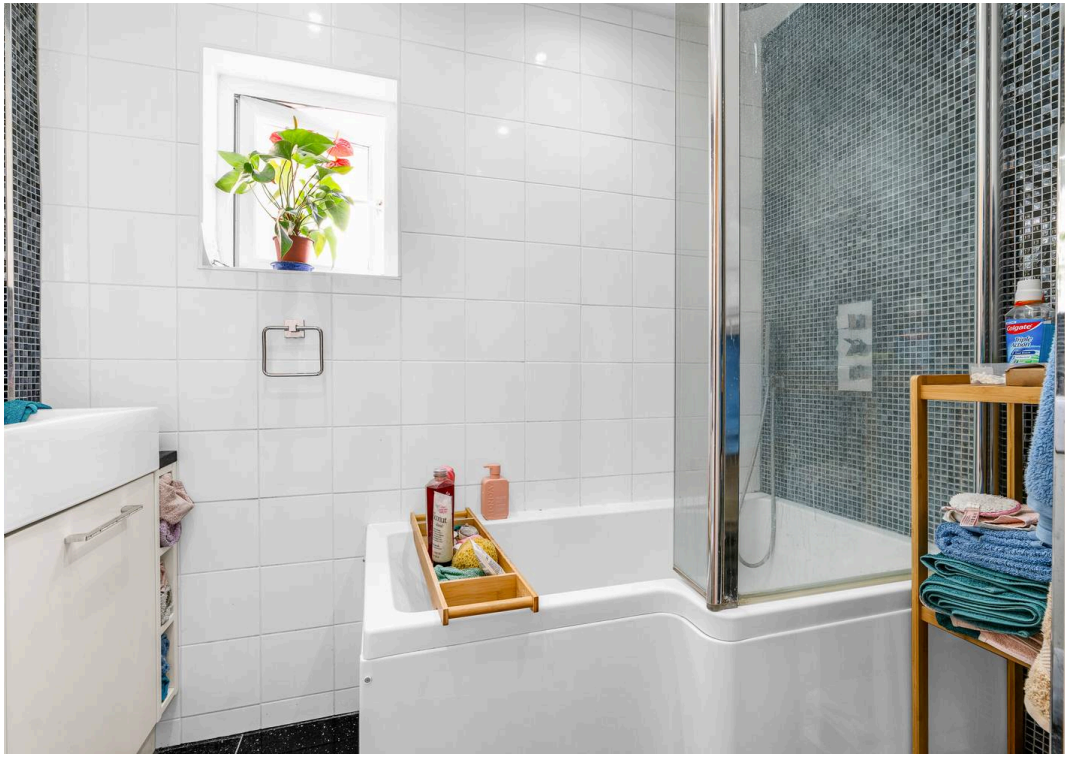
1 Parking Space

The private parking is to the rear of the property.




TOTTENHAM
HOTSPUR


CHASING THE SUN
THE EXHIBITION
11 – 22 APRIL 2014





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