



**Elliot Heath**  
ESTATE AGENTS

31 Gladstone Road, WARE  
£400,000

# 31 Gladstone Road

WARE, Ware

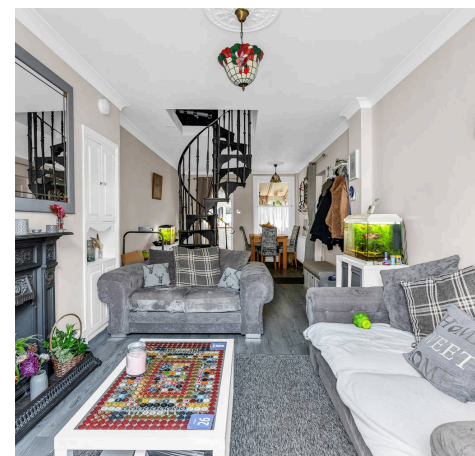
Charming 2-bed Victorian bay-fronted semi-detached home near Ware High Street. Features open-plan living/dining room, extended kitchen, garden, great transport links, good schools, & no onward chain.

Council Tax band: C

Tenure: Freehold

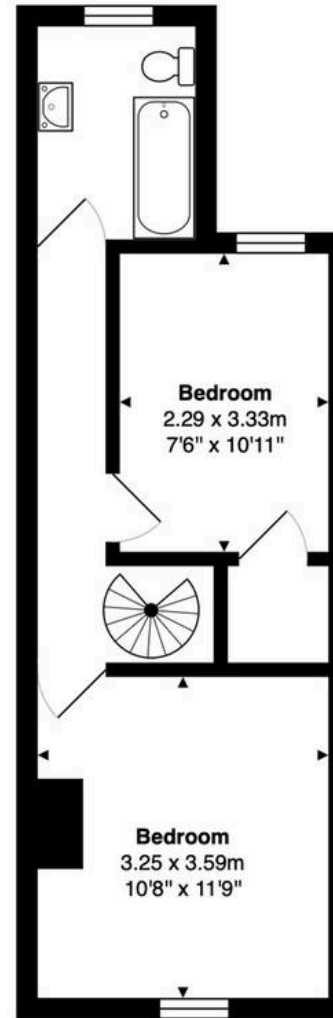
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





**Ground Floor**  
Area: 37.3 m<sup>2</sup> ... 401 ft<sup>2</sup>



**First Floor**  
Area: 31.5 m<sup>2</sup> ... 339 ft<sup>2</sup>

**Total Area: 68.8 m<sup>2</sup> ... 741 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)

### Accommodation

With front entrance door to:

### Living/Dining Room

10' 3" x 28' 9" (3.12m x 8.76m)

### Living Room

With double glazed sash style bay window to front aspect, radiator, wood effect flooring, attractive cast iron feature fireplace, fitted shelving and cupboard units to alcoves, spiral staircase to first floor. open to:

### Dining Room

With double glazed sash style window to the kitchen, wood effect flooring, radiator, open to:

### Kitchen

10' 3" x 10' 10" (3.12m x 3.29m)

Dual aspect with double glazed windows to side aspect and double glazed window and door to rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating as sink and drainer unit, integrated appliances, space and plumbing for washing machine, tiled splash back areas, tiled flooring, radiator.

### First Floor Landing

With wood effect flooring, radiator, doors to:

### Bedroom One

10' 8" x 11' 9" (3.25m x 3.59m)

With double glazed sash style window to front aspect, radiator.

### Bedroom Two

7' 6" x 10' 11" (2.29m x 3.33m)

With double glazed sash style window to rear aspect, radiator, built in storage cupboard.

### Bathroom

With double glazed sash style window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, fitted storage unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, radiator.



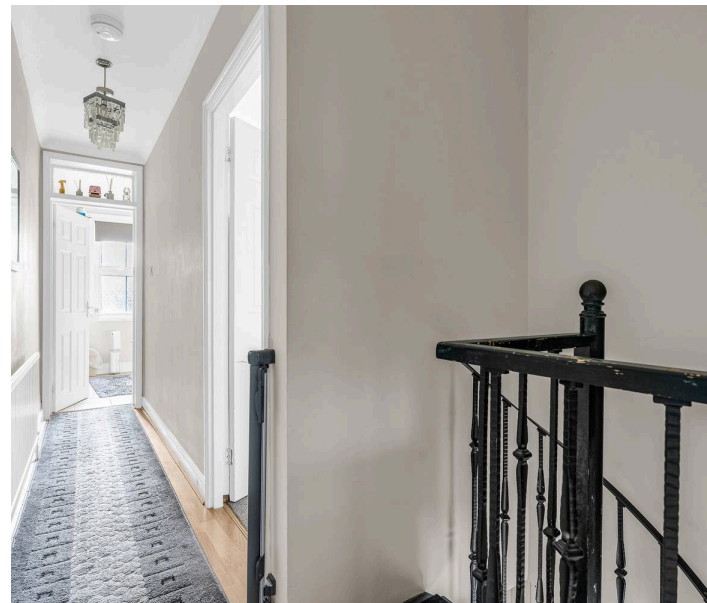


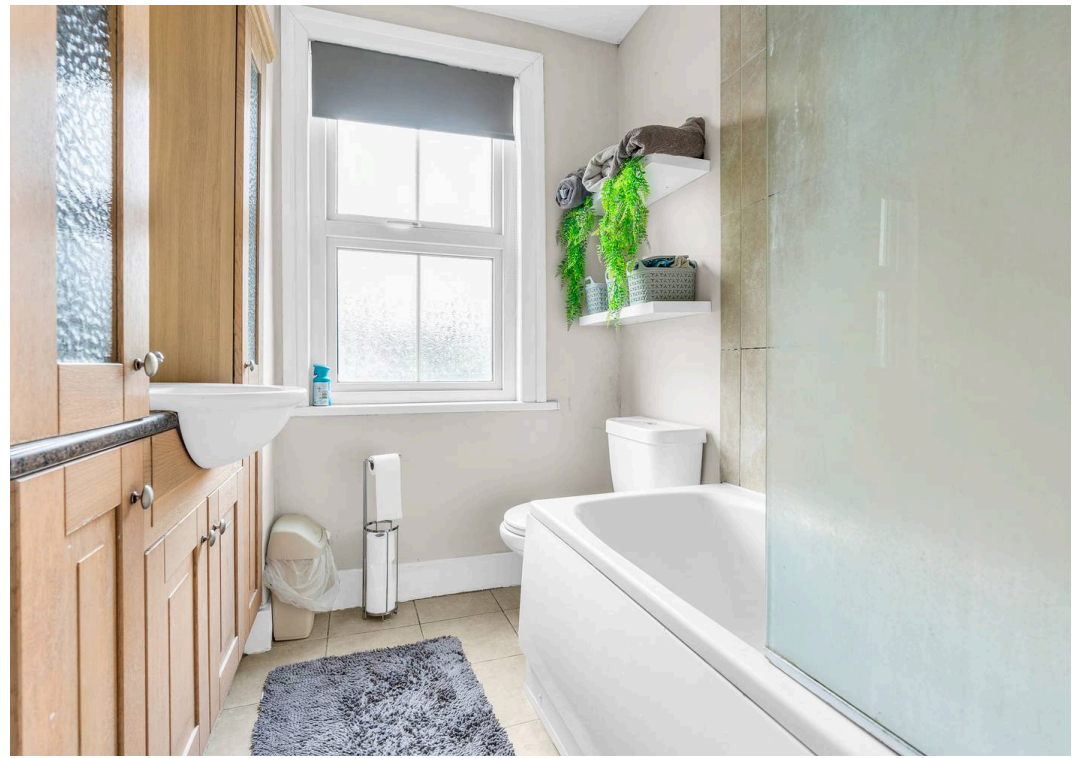
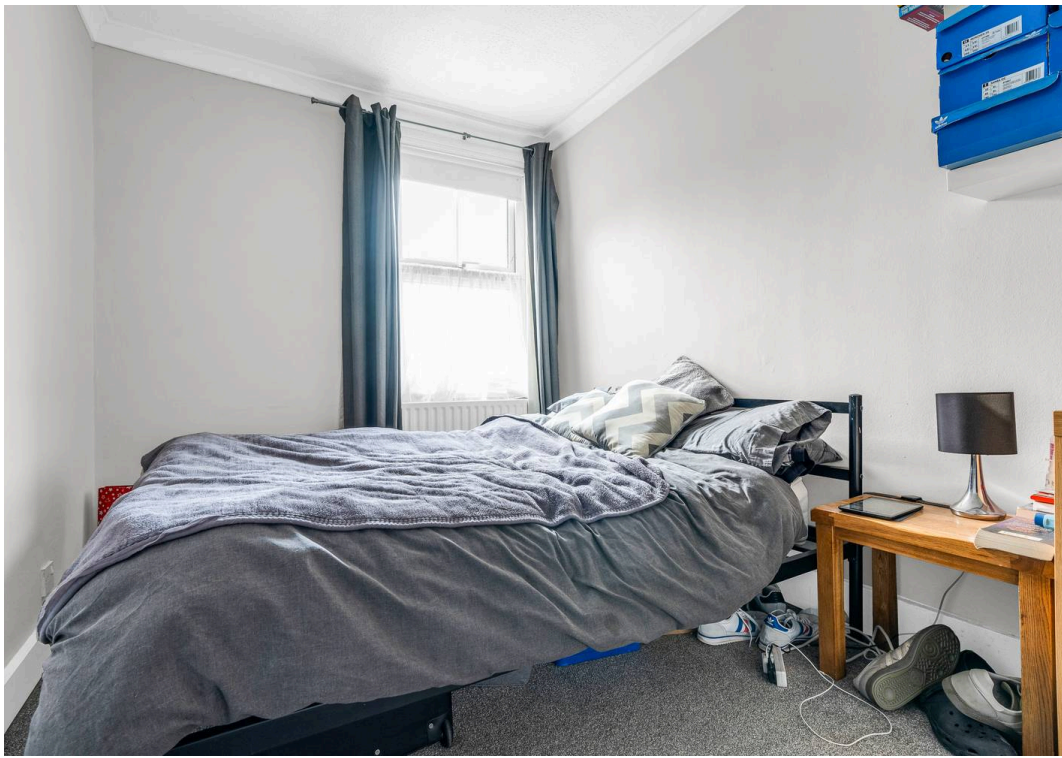
### **FRONT GARDEN**

Paved front garden with mature planting and access to the rear garden.

### **REAR GARDEN**

The low maintenance rear garden is paved with raised beds and timber garden shed.







## Elliot Heath Estate Agents

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