



3 Ash Cottages | Wareside | SG12 7QY

Offers In Excess Of £355,000

Exceptional end of terrace Georgian cottage, uniquely offering the advantage of a single en bloc garage, situated in the popular village of Wareside within a short drive from the market town of Ware. This property offers two double bedrooms, a spacious lounge/diner, modern kitchen and bathroom.

Further benefits include uPVC double glazing, gas fired central heating and integrated kitchen appliances. Features include exposed brick fireplace with inset log burner, smooth ceilings and a bespoke uPVC double glazed lantern above the kitchen. The Vendor is suited !

AN EARLY VIEWING IS HIGHLY RECOMMENDED !



CHRIS DELLAIR
PROPERTIES

Your estate agent

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Entrance

Solid wooden front door into:

Lounge/Diner

18'3 x 11'6 (5.56m x 3.51m)

uPVC double glazed sash window to front. Exposed brick fireplace with hearth housing log burner. Two radiators. Low level cupboard to alcove containing meters. Wood laminate floor covering. Inset downlights. Access to staircase leading to first floor. Latched doors to bathroom and:

Kitchen ('L' Shaped)

11'6 x 9'10 (3.51m x 3.00m)

uPVC double glazed window to rear with views over courtyard garden. Range of wall & base units incorporating quartz work surfaces and returns, drawers, and butler style sink with mixer tap. Integrated washing machine, microwave, electric oven/grill, four ring electric hob, extractor and fridge/freezer. Cupboard containing wall mounted gas fired boiler. Wood laminate floor covering. uPVC double glazed door to rear garden.

Bathroom

5'11 x 5'3 (1.80m x 1.60m)

uPVC double glazed window to side with obscured glass. Suite comprising panel enclosed bath with shower over & shower screen, vanity unit with inset wash hand basin and enclosed cistern WC. Radiator. Tiling to splashbacks. Extractor. Ceramic floor tiles.

FIRST FLOOR

Short Landing

Loft hatch. Doors to bedrooms.

Bedroom One

11'7 x 10'3 (3.53m x 3.12m)

uPVC sash window to front. Radiator.

Bedroom Two

9'1 x 7'11 (2.77m x 2.41m)

uPVC double glazed window to rear. Radiator.



CHRIS DELLAR
PROPERTIES

EXTERIOR

Front Garden

Picket fence to boundaries.

Rear Garden

Westerly facing courtyard style garden with lockable side gate.

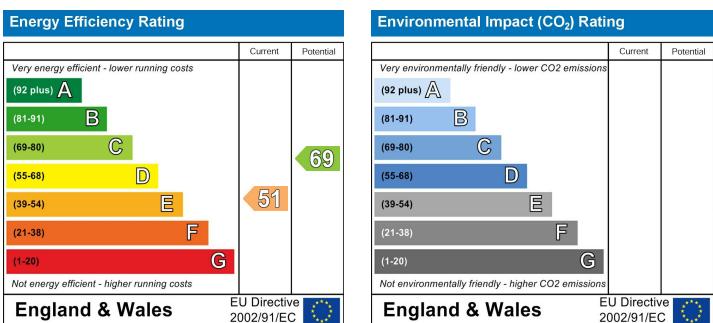
Garage

Single en-bloc garage.

Disclaimer

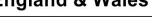
We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

Energy Performance Certificate



England & Wales

EU Directive 2002/91/EC



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