



Elliot Heath
ESTATE AGENTS

50 Bowling Road, Ware
Guide Price **£440,000**

50 Bowling Road

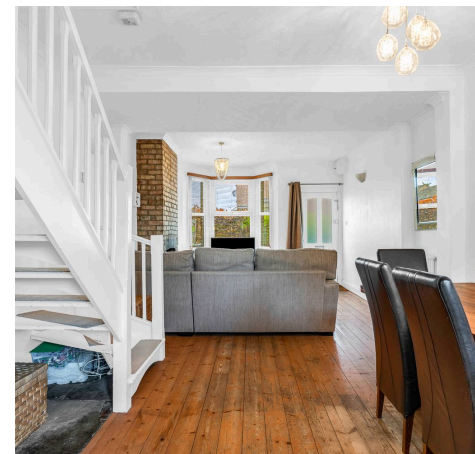
Ware, Ware

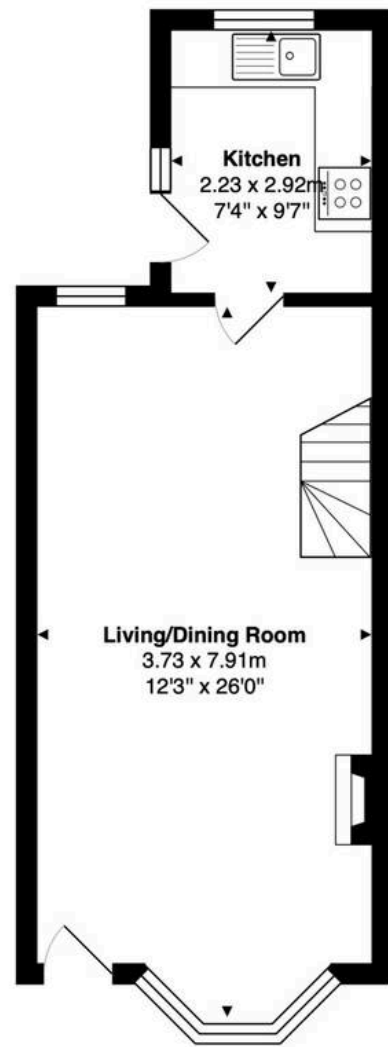
Attractive 2-bed bay fronted Victorian home near Ware town centre, offered chain free. Features include open-plan living with fireplace, fitted kitchen, garden, & easy access to station & road links. Council Tax band: C

Tenure: Freehold

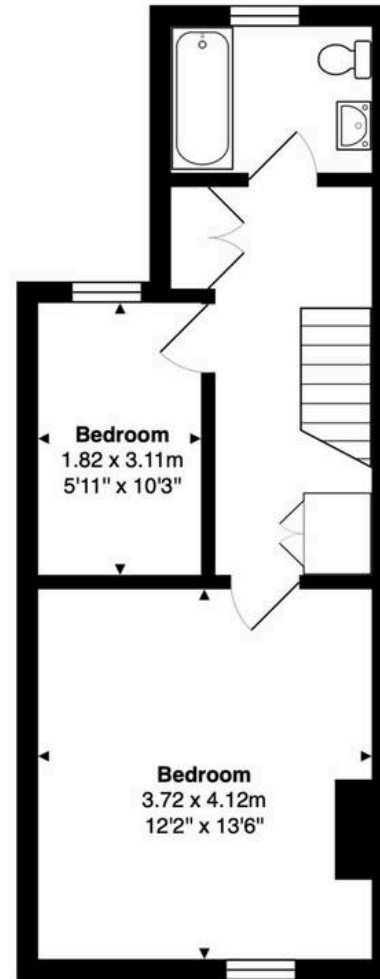
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor
Area: 35.0 m² ... 377 ft²



First Floor
Area: 34.1 m² ... 367 ft²

Total Area: 69.1 m² ... 744 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:

Living/Dining Room

12' 3" x 25' 11" (3.73m x 7.91m)

Living Room

With double glazed sash style bay window to front aspect, attractive exposed brick fireplace, wood flooring, radiator, open to:

Dining Room

With double glazed window to rear aspect, radiator, wood flooring, stairs rising to first floor landing, door to:

Kitchen

7' 4" x 9' 7" (2.23m x 2.92m)

Dual aspect with double glazed window to rear aspect and double glazed window and door to side aspect giving access to outside. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, space and plumbing for washing machine, tile effect flooring, radiator.

First Floor Landing

With two built in storage cupboards, loft access and doors to:

Bedroom One

12' 2" x 13' 6" (3.72m x 4.12m)

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

Bedroom Two

6' 0" x 10' 2" (1.82m x 3.11m)

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

Bathroom

With double glazed window to rear aspect. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, tiled splash back areas, radiator.





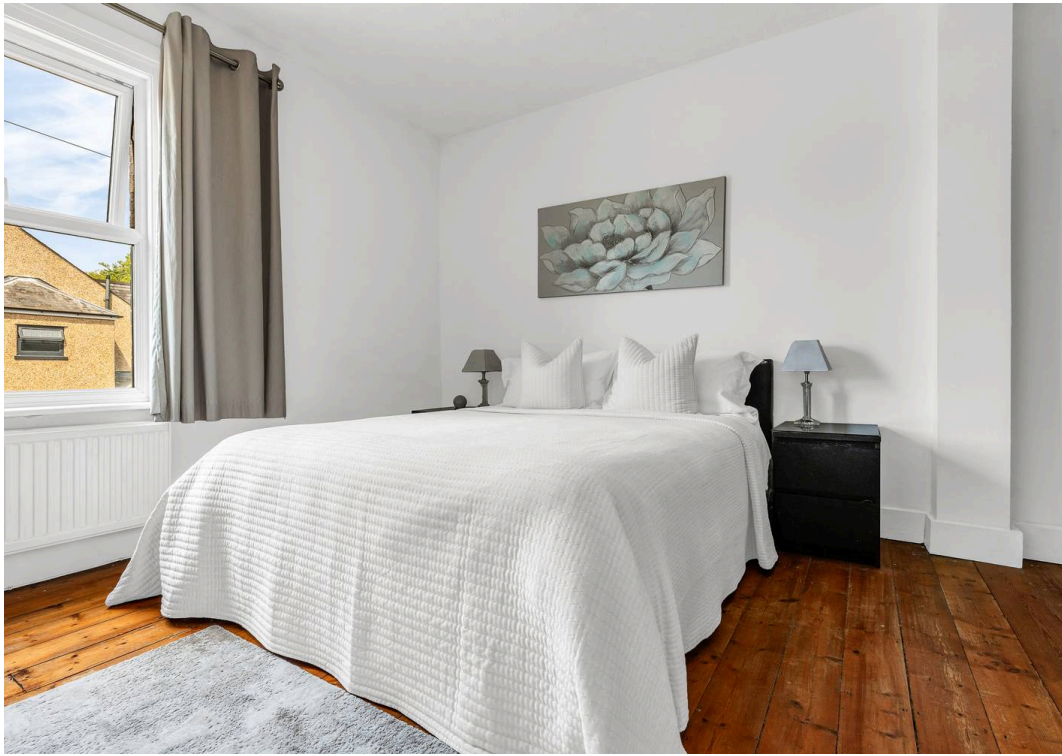
FRONT GARDEN

Heavily stocked front garden affording much privacy and access to the rear garden.

REAR GARDEN

The rear garden is mainly laid to lawn with mature plants and shrubs, patio seating area and useful brick built store.







Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk