



Elliot Heath
ESTATE AGENTS

15 Century Road, WARE
Guide Price £800,000

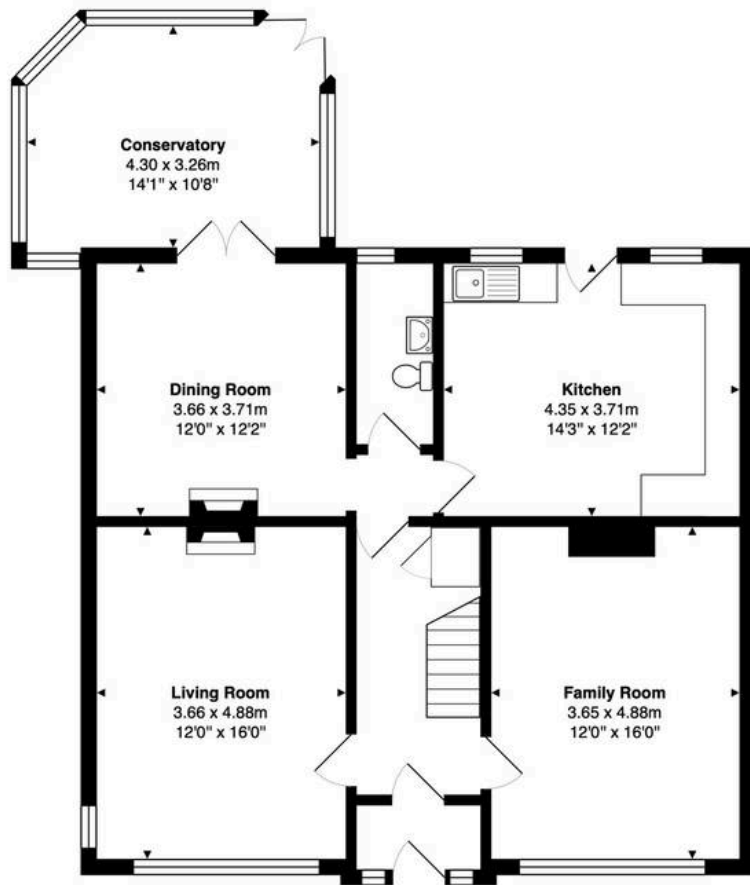
15 Century Road

WARE, Ware

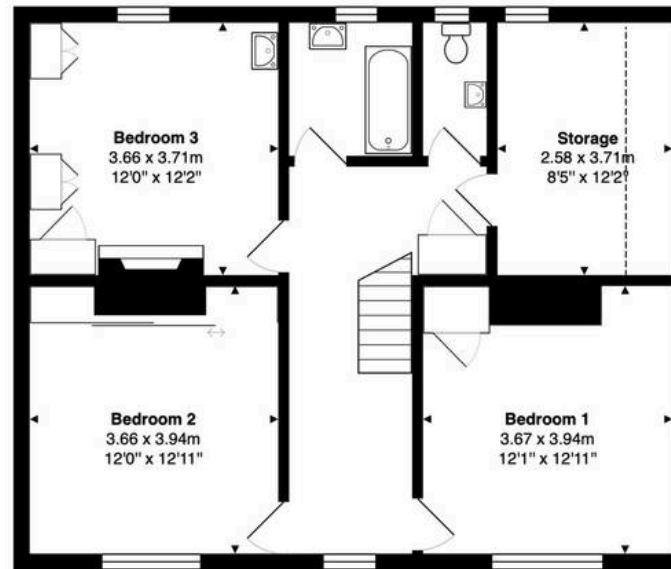
First time on the market in over 50 years, this attractive four-bedroom detached 1930s home in a quiet Ware town centre cul-de-sac offers excellent potential to modernise, extend or remodel (STPP). Council Tax band: F

Tenure: Freehold

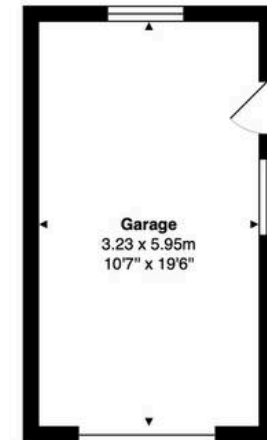




Ground Floor
Area: 97.2 m² ... 1046 ft²



First Floor
Area: 73.9 m² ... 795 ft²



Outbuilding
Area: 19.2 m² ... 207 ft²

Total Area: 190.3 m² ... 2048 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

Entrance Lobby

With attractive front entrance door with stained glass window, two windows to front aspect, tiled flooring and door to:

Entrance Hall

With stairs rising to first floor landing, built in under stairs storage cupboard, radiator, doors to:

Living Room

12' 0" x 16' 0" (3.66m x 4.88m)

With box bay window to front aspect, vertical radiator, feature fireplace, serving hatch to dining room.

Family Room

12' 0" x 16' 0" (3.65m x 4.88m)

With window to front aspect, vertical radiator.

Rear Lobby

With doors to the downstairs wc and kitchen and open to:

Dining Room

12' 0" x 12' 2" (3.66m x 3.71m)

With red brick feature fireplace, radiator, glazed double doors and windows to:

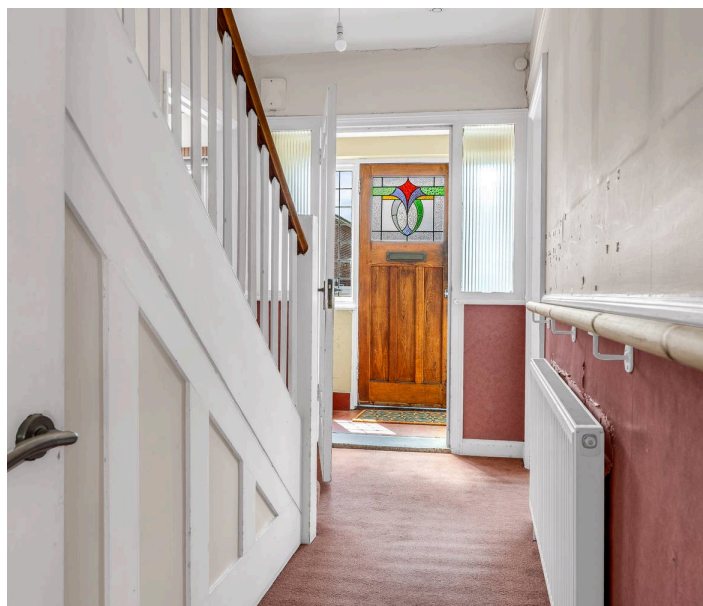
Conservatory

14' 1" x 10' 8" (4.30m x 3.26m)

Of double glazed construction with double doors opening onto the rear garden, tile effect flooring.

Downstairs WC

With window to rear aspect with obscure glass. Fitted with a suite comprising low flush wc, wash hand basin, radiator.



Kitchen

14' 3" x 12' 2" (4.35m x 3.71m)

With two windows and a door to rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, tile effect flooring, radiator.

First Floor Landing

With window to front aspect, built in storage cupboard, loft access, doors to:

Bedroom One

12' 0" x 12' 11" (3.67m x 3.94m)

With window to front aspect, radiator, built in storage cupboard.

Bedroom Two

12' 0" x 12' 11" (3.66m x 3.94m)

With window to front aspect, radiator, built in wardrobe cupboards.

Bedroom Three

12' 0" x 12' 2" (3.66m x 3.71m)

With window to rear aspect, radiator, built in wardrobe cupboards.

Storage

8' 6" x 12' 2" (2.58m x 3.71m)

With window to rear aspect, radiator.

Bathroom

With window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, vanity unit with inset wash hand basin, tiled walls, heated towel rail.

Separate WC

With window to rear aspect with obscure glass. Fitted with a suite comprising low flush wc, wash hand basin, tiled walls, radiator.





FRONT GARDEN

The front garden is mainly laid to lawn with mature planting and there is gated access to the rear garden from both sides of the property.

REAR GARDEN

The rear garden is laid to lawn with large patio seating area, heavily stocked border and mature trees. Fenced and brick wall boundaries.

DRIVEWAY

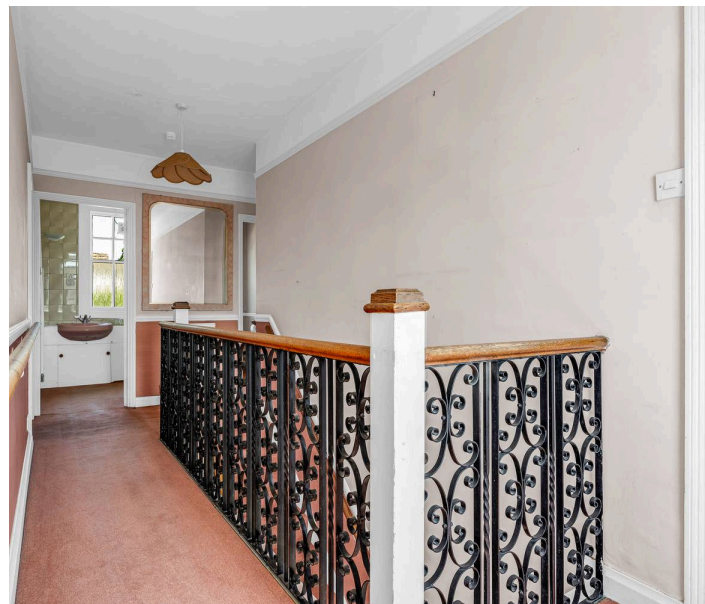
2 Parking Spaces

With gravel and paved driveway providing off street parking and access to the detached garage.

GARAGE

Single Garage

Detached garage measuring approximately 3.23 x 5.95 (10'7 x 19'6) with up and over door to front aspect, windows to rear and side aspect and personnel door to the rear garden.







Elliot Heath Estate Agents

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