



Elliot Heath
ESTATE AGENTS

2 Victoria Cottages, Star Street, Ware
Guide Price £525,000

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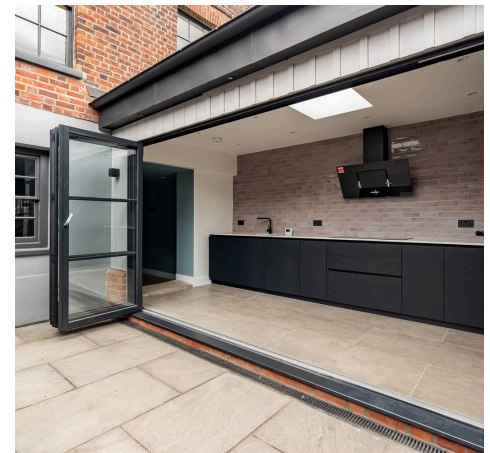
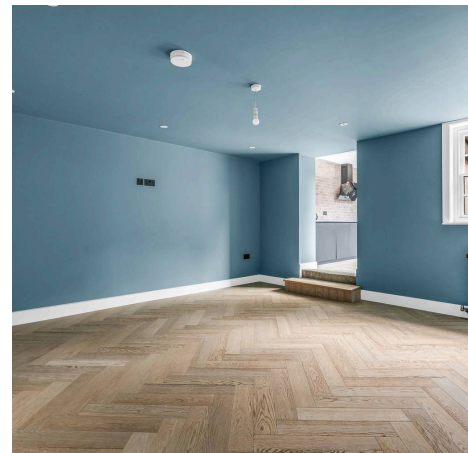
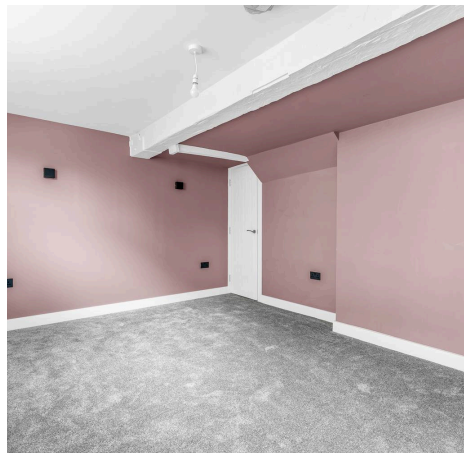
Ware

Elliot Heath are delighted to offer this exceptional 2-bed conversion of the former Victoria Public House, finished to an outstanding specification with character features, open-plan living & parking. Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Total Area: 109.8 m² ... 1182 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 Room

14' 2" x 11' 1" (4.31m x 3.37m)

With original sash window to front aspect, old school radiator, exposed beam, built in storage cupboard, door to:

Inner Hallway

With original staircase to first floor landing, parquet flooring, old school radiator, doors to:

Downstairs WC

Fitted with a suite comprising dual flush wc, vanity unit with inset wash hand basin, tiled splash back areas, parquet flooring, radiator.

Dining Room

13' 11" x 15' 5" (4.25m x 4.69m)

Original sash window to rear aspect, parquet flooring, old school radiator, fitted storage cupboard, open to:

Kitchen

With bi fold doors opening onto the courtyard garden together with a skylight window. Fully integrated with high specification appliances, tiled splash back areas, tiled flooring.

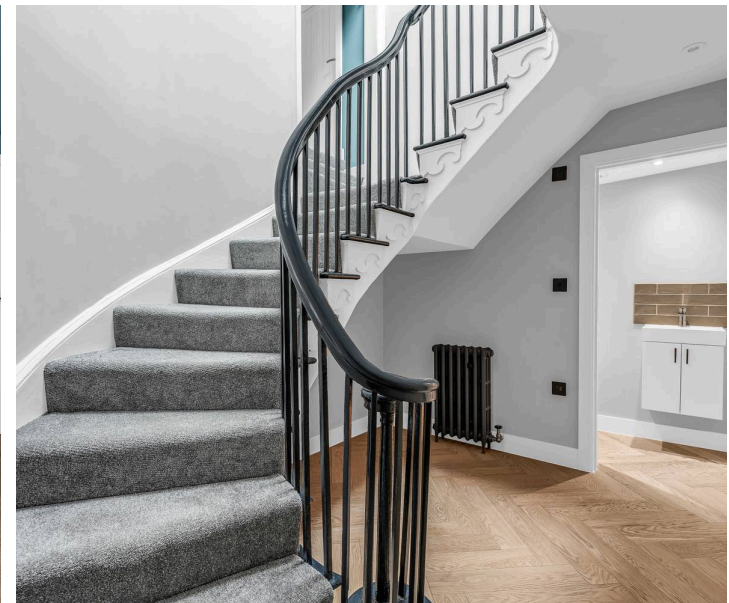
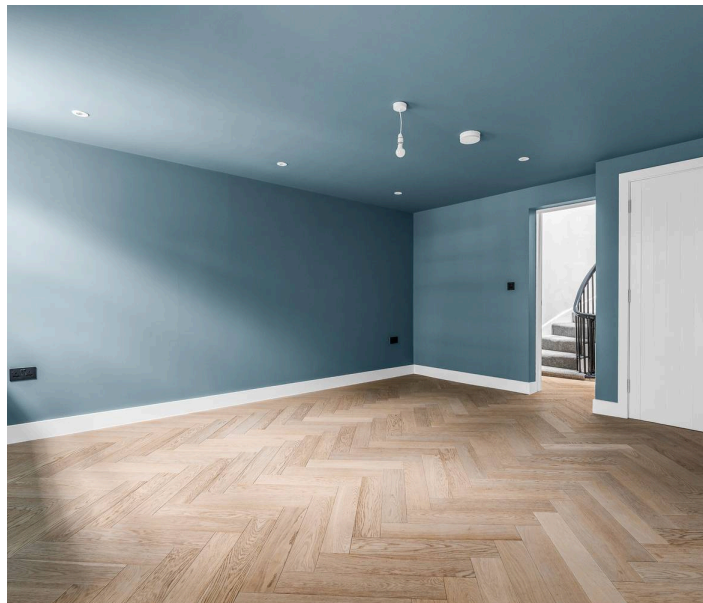
First Floor Landing

With skylight window, large built in storage cupboard, old school radiator, doors to:

Bedroom One

13' 11" x 11' 11" (4.23m x 3.64m)

With two original sash windows to rear aspect, old school radiator, loft access.



Bedroom Two

13' 11" x 9' 8" (4.25m x 2.95m)

With original sash window to front aspect, old school radiator, exposed beams.

Bathroom

With skylight window. Fitted with a suite comprising panel enclose bath with shower over, dual flush wc, wall hung wash hand basin, fully tiled, heated towel rail.





GARDEN

Paved courtyard garden.

ALLOCATED PARKING

1 Parking Space

Allocated parking space.





Elliot Heath Estate Agents

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