

Elliot Heath
ESTATE AGENTS

1 Sells Road, Ware

Guide Price **£465,000**

1 Sells Road

Ware

3-bed end-of-terrace family home located at the head of quiet cul-de-sac, requiring modernisation and benefiting from a detached double garage, driveway parking and a private rear garden near Ware.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

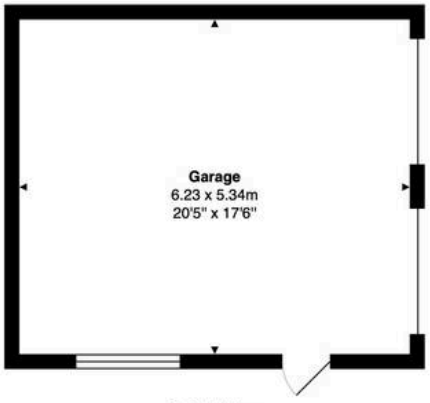
- Excellent Three-Bed Family Home
- Requiring General Modernisation
- Driveway, Detached Double Garage And Private Rear Garden



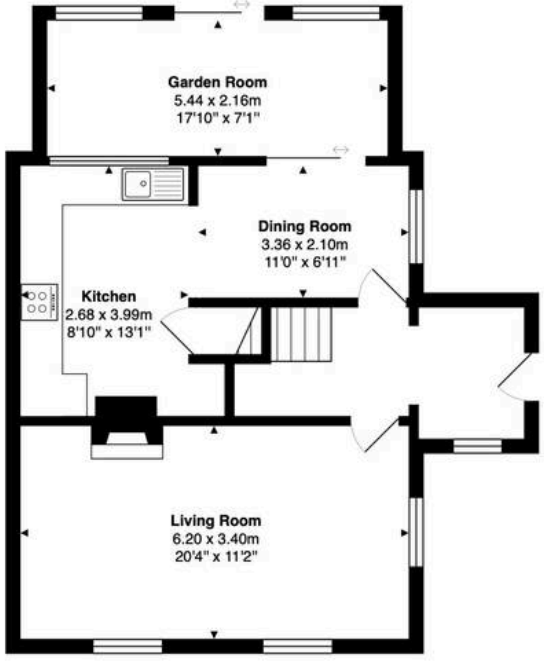




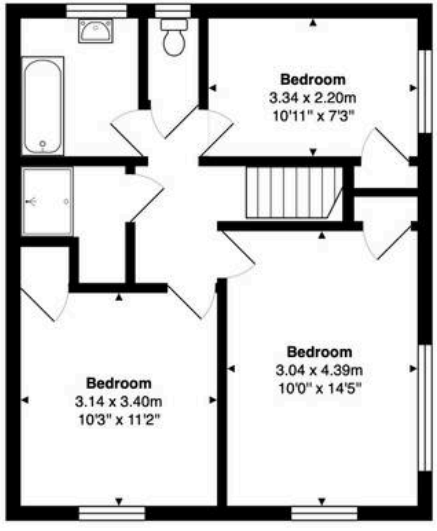




Outbuilding
Area: 33.3 m² ... 358 ft²



Ground Floor
Area: 63.3 m² ... 681 ft²



First Floor
Area: 49.3 m² ... 531 ft²

Total Area: 145.9 m² ... 1570 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 Hall
With double glazed window, stairs rising to first floor landing, radiator, wood effect flooring, doors to:

Living Room
20' 4" x 11' 2" (6.20m x 3.40m)
Dual aspect with double glazed windows to front and side aspect, feature fireplace, two radiators.

Dining Room
11' 0" x 6' 11" (3.36m x 2.10m)
With double glazed window to front aspect, radiator, sliding doors to the garden room, wood effect flooring and open to:

Kitchen
8' 10" x 13' 1" (2.68m x 3.99m)
With double glazed window to the garden room. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in double oven, hob with extractor over, appliance space, tiled splash back areas, tile effect flooring, radiator, built in storage cupboard.

Garden Room
17' 10" x 7' 1" (5.44m x 2.16m)
With double glazed windows and sliding patio doors to the garden, radiator.

First Floor Landing
With loft access and doors to:

Bedroom One
10' 0" x 14' 5" (3.04m x 4.39m)
Dual aspect with double glazed windows to front and side aspect, radiator, built in storage cupboard.

Bedroom Two
10' 4" x 11' 2" (3.14m x 3.40m)
With double glazed window to side aspect, radiator, built in storage cupboard.





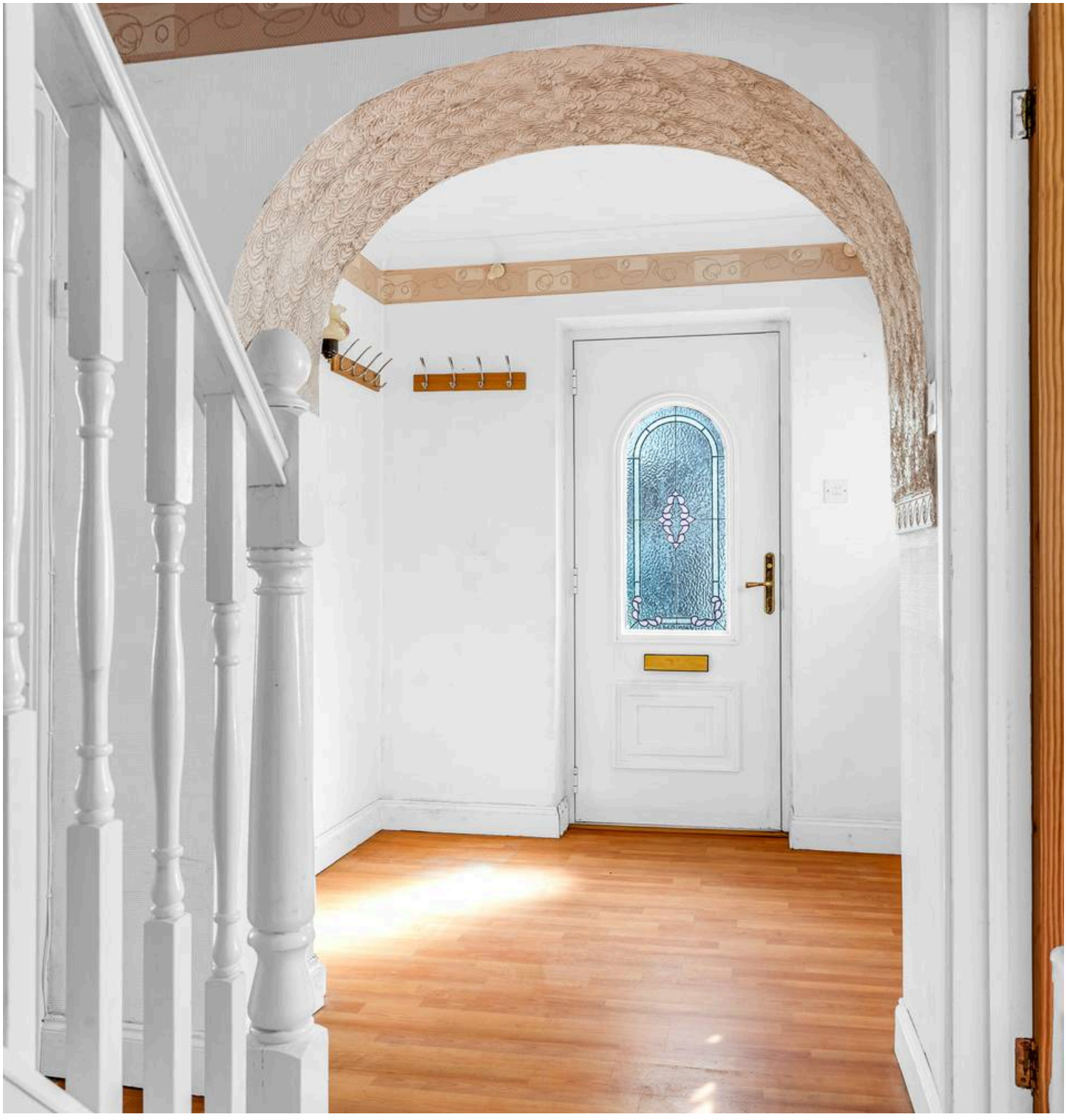


Bedroom Three
10' 11" x 7' 3" (3.34m x 2.20m)
With double glazed window to front aspect, radiator.

Airing Cupboard/Shower
Airing cupboard with fitted shelving, hot water tank and fully tiled shower cubicle.

Bathroom
With double glazed window to side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, pedestal wash hand basin, tiled splash back areas, radiator.

Separate WC
With double glazed window to side aspect with obscure glass. Fitted with a low flush wc.









FRONT GARDEN

Generous front garden laid to lawn with mature planting and gated access to the rear garden.

REAR GARDEN

Private garden with paved seating area, steps up to the lawn and personnel access to the double garage, large garden shed.

DRIVEWAY

2 Parking Spaces

Driveway providing off street parking and access to the double garage.

DOUBLE GARAGE

2 Parking Spaces

Double garage measuring approximately 6.23 x 5.34 (20'5 x 17'6) with up and over doors to front aspect and personnel door and window to the rear garden.








HARPIC
100%



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