



Elliot Heath
ESTATE AGENTS

2 Netherton House High Street, Widford
Guide Price **£375,000**

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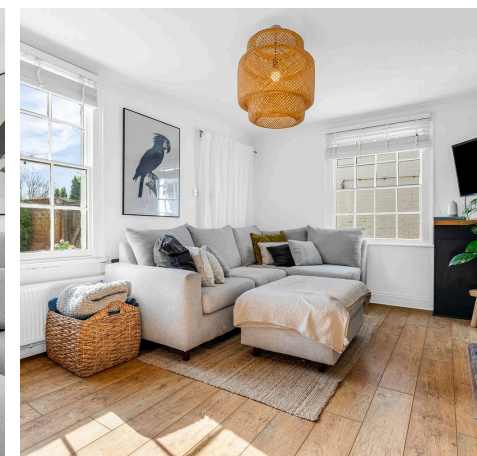
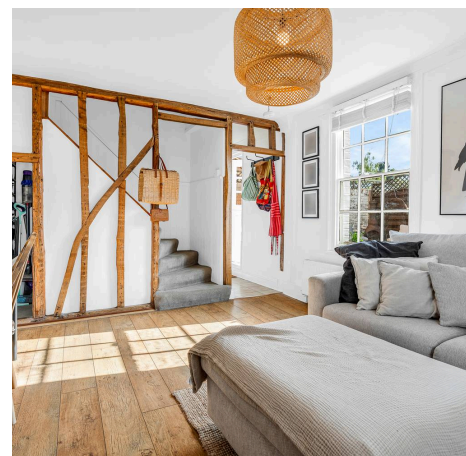
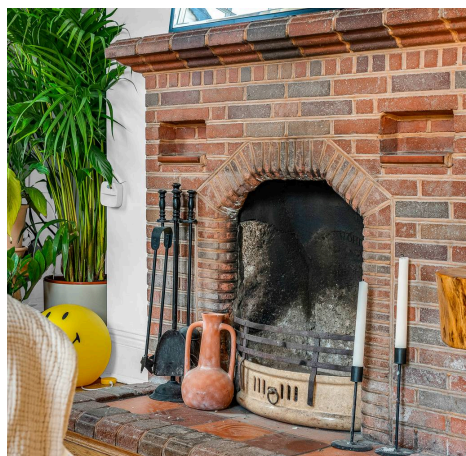
Widford, Ware

Elliot Heath presents this charming 2-bed cottage in Widford, near Ware. Beautifully maintained with period features, garden and parking. Close to school and rail links to London Liverpool Street. Council Tax band: C

Tenure: Freehold

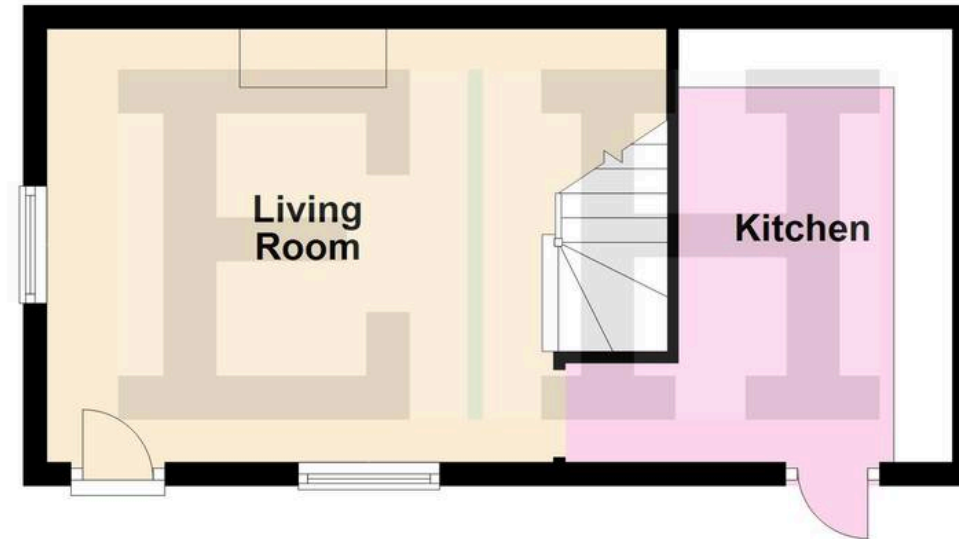
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



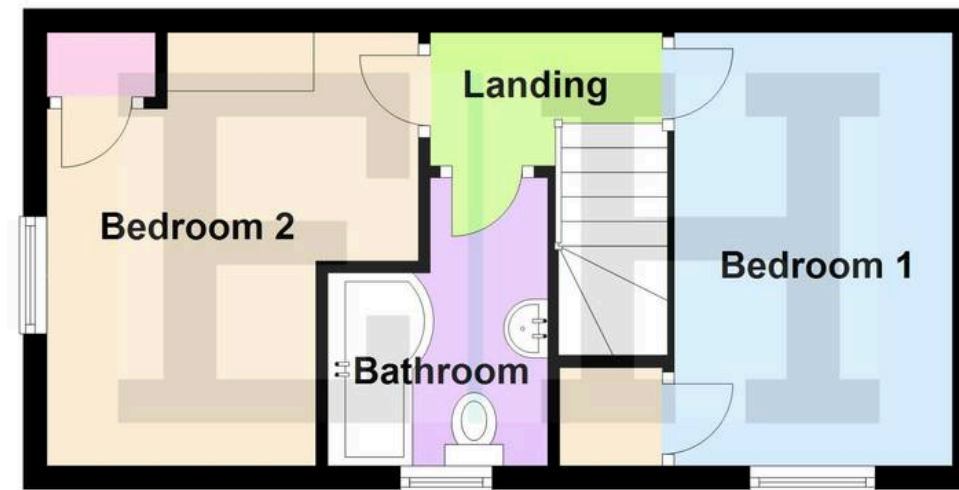
Ground Floor

Approx. 28.6 sq. metres (307.4 sq. feet)



First Floor

Approx. 28.5 sq. metres (307.3 sq. feet)



Total area: approx. 57.1 sq. metres (614.7 sq. feet)

Accommodation

With private front entrance door to:

Living Room

14' 2" x 11' 8" (4.31m x 3.55m)

Dual aspect with sash style windows to side and rear aspect, redbrick fireplace, wood flooring, exposed timbers, radiator, stairs rising to first floor landing, under stairs storage, open to:

Kitchen

11' 11" x 7' 6" (3.63m x 2.28m)

With stable door giving access to the garden. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a sink and drainer unit, built in oven with hob and extractor over, integrated appliances, space for washing machine, tiled splash back areas, tiled flooring, radiator, cupboard housing the wall mounted boiler, exposed timbers.

First Floor Landing

With doors to:

Bedroom One

12' 2" x 7' 9" (3.71m x 2.36m)

With sash style window to rear aspect, built in storage cupboard, radiator.

Bedroom Two

7' 6" x 10' 0" (2.28m x 3.05m)

With sash window to side aspect, built in storage cupboard, radiator.

Bathroom

With sash style window to rear aspect. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, dual flush wc, vanity unit with oval wash hand basin, tiled splash back areas, tiled flooring, heated towel rail.





GARDEN

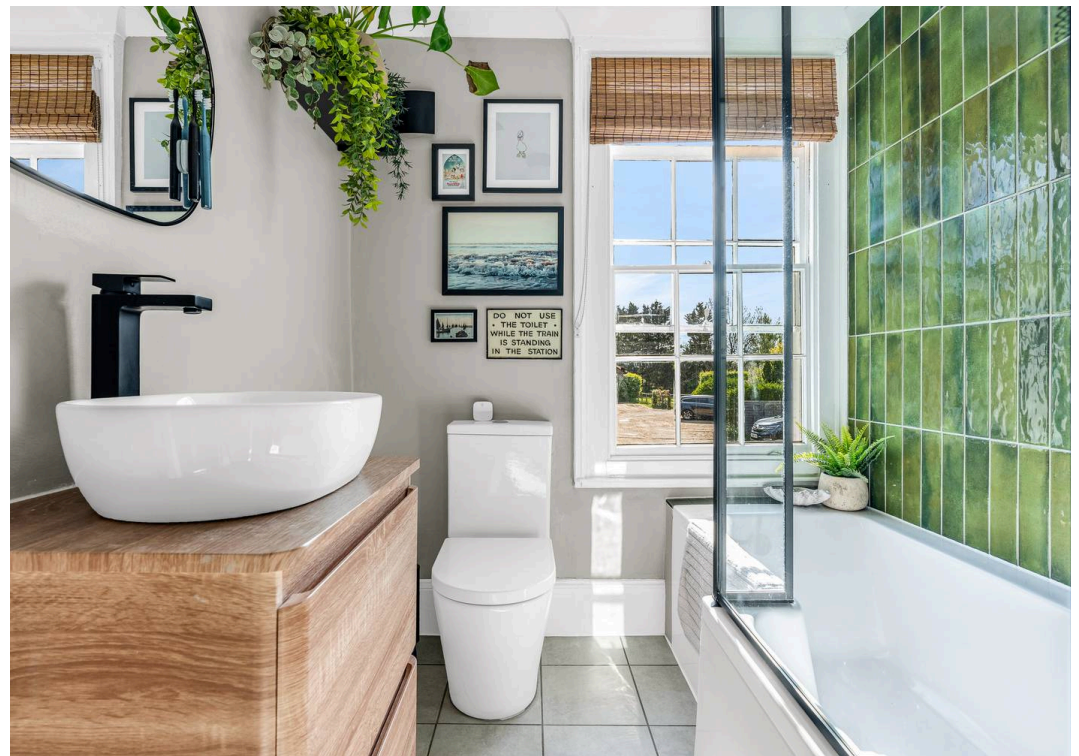
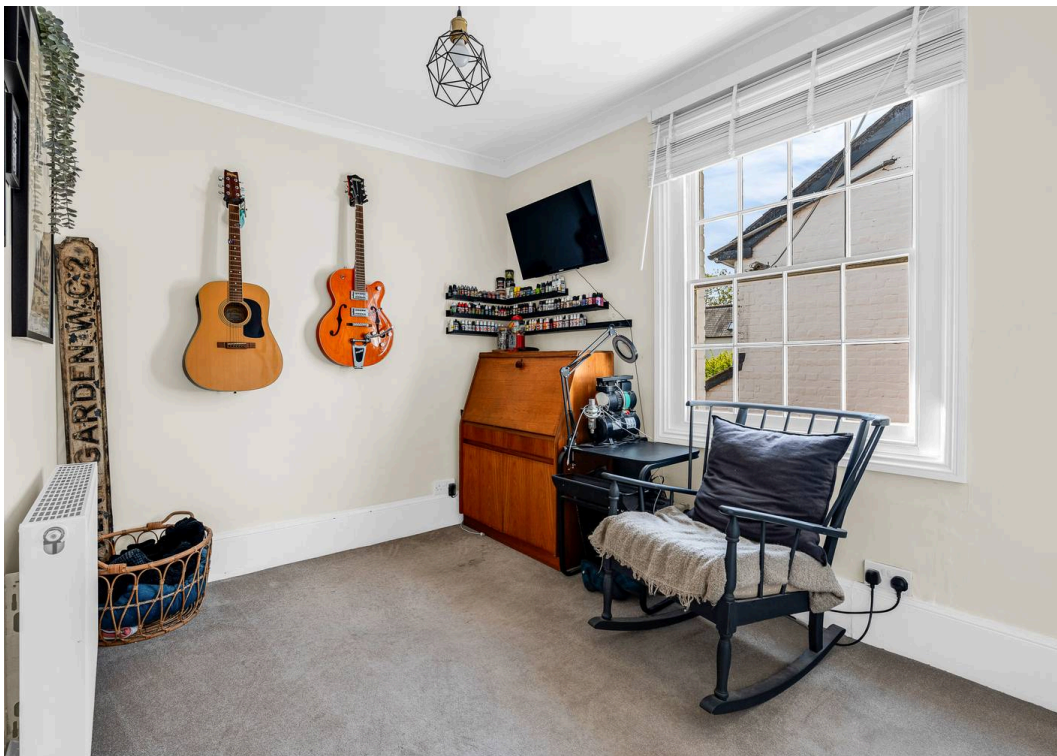
The garden is mainly laid to lawn with patio seating area and raised beds together with a timber garden shed.

CAR PORT

2 Parking Spaces

To the rear of the property there are two carports providing off street parking.







Elliot Heath Estate Agents

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