



Elliot Heath
ESTATE AGENTS

50 New Road, WARE
Guide Price **£640,000**

50 New Road

WARE, Ware

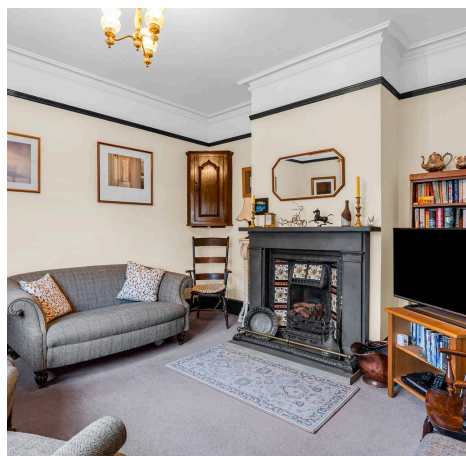
A rare opportunity to acquire a 3-bed Victorian home with period features, four reception rooms, two bath/shower rooms, off-street parking, mature garden, close to town centre amenities.

Council Tax band: D

Tenure: Freehold

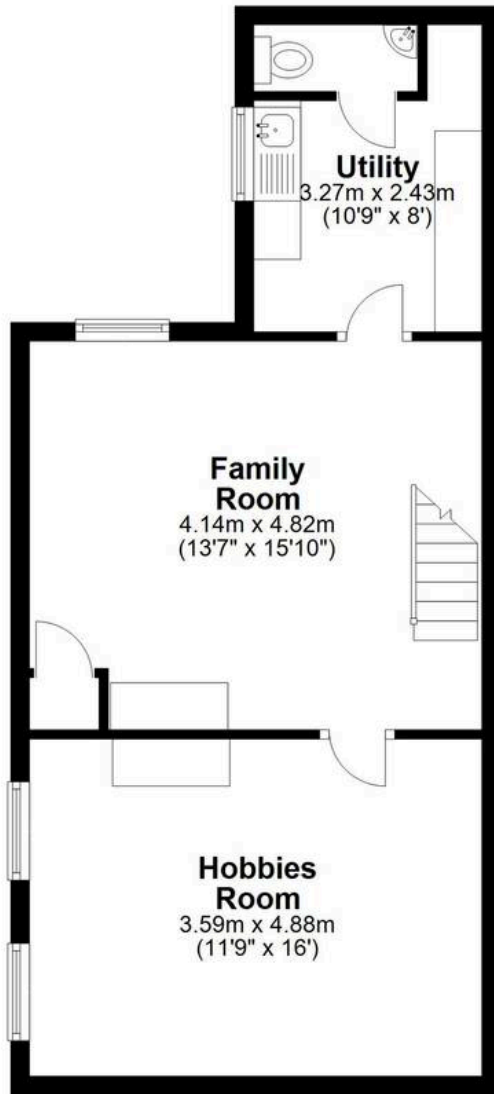
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



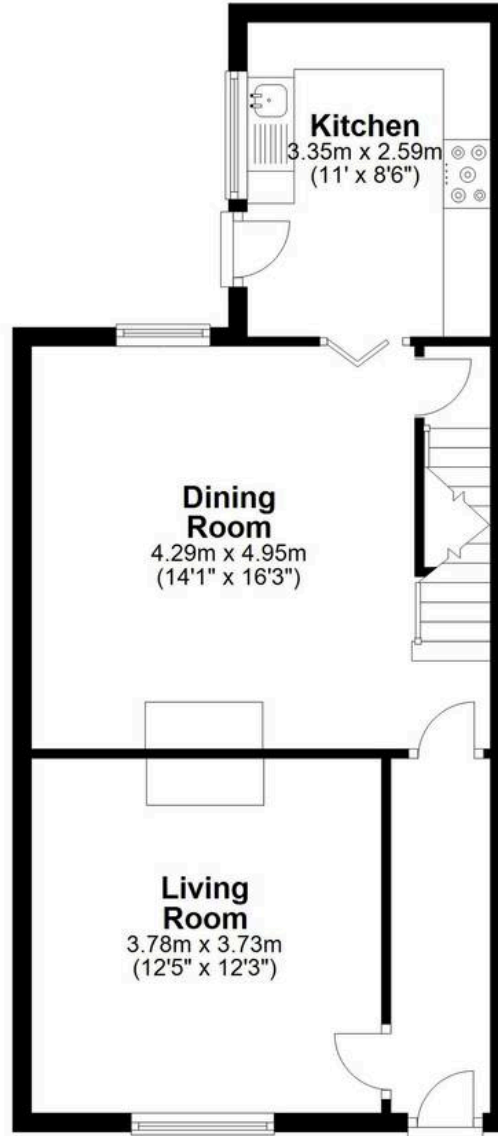
Basement

Approx. 46.1 sq. metres (496.7 sq. feet)



Ground Floor

Approx. 49.1 sq. metres (529.0 sq. feet)



First Floor

Approx. 58.5 sq. metres (629.3 sq. feet)



Total area: approx. 153.8 sq. metres (1655.0 sq. feet)

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 radiator, coving to ceiling, dado rail, doors to:

Living Room

12' 5" x 12' 3" (3.78m x 3.73m)

With double glazed window to front aspect with fitted blinds, radiator, picture rail, coving to ceiling, attractive fireplace.

Dining Room

14' 1" x 16' 3" (4.29m x 4.95m)

With double glazed window to rear aspect, radiator, dado rail, coving to ceiling, attractive fireplace, stairs to first floor landing, door with stain glass to the basement, door with stained glass to:

Kitchen

11' 0" x 8' 6" (3.35m x 2.59m)

With double glazed window and door to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, space for range style cooker with extractor over, appliance space, tiled splash back areas, tiled flooring, radiator.

Basement

With stairs and handrail from the dining room to:

Family Room

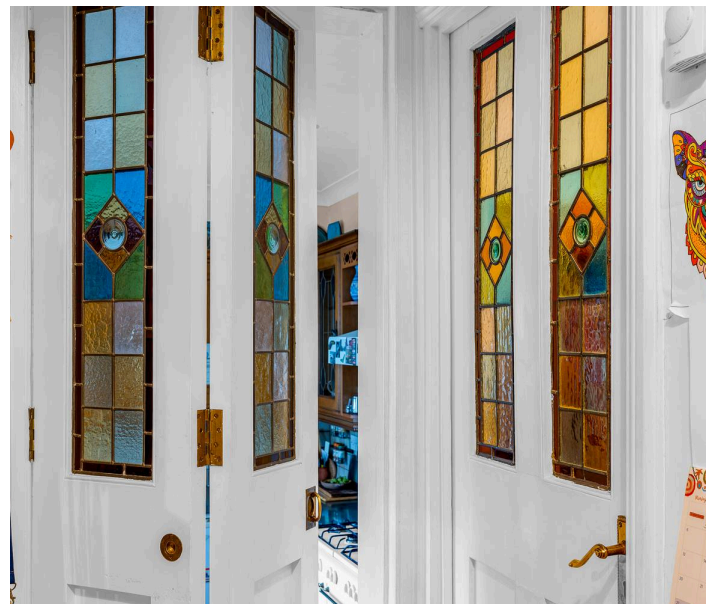
13' 7" x 15' 10" (4.14m x 4.82m)

With double glazed window to rear aspect, radiator, meters and storage cupboard, coving to ceiling, door to utility and door to:

Hobbies Room

11' 9" x 16' 0" (3.59m x 4.88m)

With two double glazed windows to side aspect, radiator, coving to ceiling, fitted workbench, tiled flooring.



Utilities/Kitchenette

With double glazed window to side aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a Butler style sink unit, appliance space, tiled splash back areas, tiled flooring, radiator, door to:

Cloakroom/WC

Fitted with a suite comprising low flush macerator wc, wall hung wash hand basin, tiled splash back areas, tiled flooring, radiator.

Fist Floor Landing

With built in storage cupboard and fuse cupboard, coving to ceiling, loft ladder access, hot water cylinder and doors to:

Bedroom One

12' 9" x 15' 6" (3.88m x 4.73m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboard, picture rail, coving to ceiling, door to:

Bathroom

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, low flush wc, bidet, tiled splash back areas, tiled flooring with under floor heating, heated towel rail.

Bedroom Two

12' 9" x 13' 3" (3.89m x 4.05m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards, picture rail, coving to ceiling.

Bedroom Three

10' 11" x 8' 6" (3.34m x 2.60m)

With double glazed window to side aspect, radiator, picture rail, loft access.

Shower Room

Fitted with a suite comprising tiled shower cubicle, pedestal wash hand basin, low flush wc, tiled splash back areas, tiled flooring, radiator.





REAR GARDEN

The walled rear garden is of a good size with mature planting, Sorbus and spruce trees subject to tree Preservation Order , patio seating area, timber garden. Gated access to road via brick paved passageway, shared with number 52. Eight Solar pv panels on rear slope, hot water panel on front slope, Velux window access.

OFF STREET

1 Parking Space

Off street parking for one vehicle to the front of the property.







Elliot Heath Estate Agents

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