



Elliot Heath
ESTATE AGENTS

2 Laburnham Cottages, Wareside
Guide Price £390,000

2 Laburnham Cottages

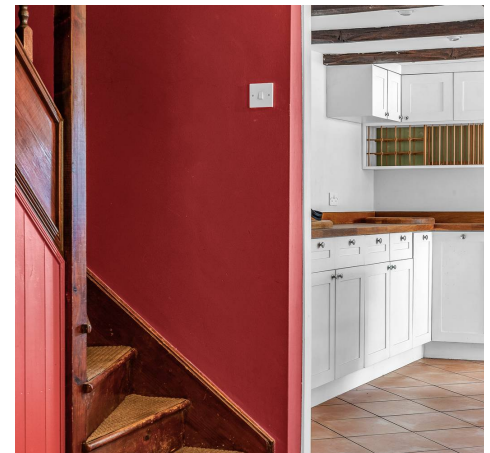
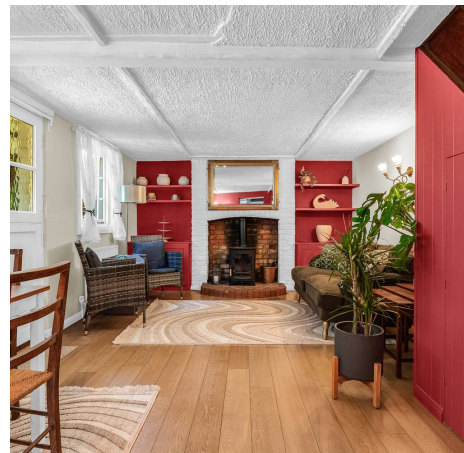
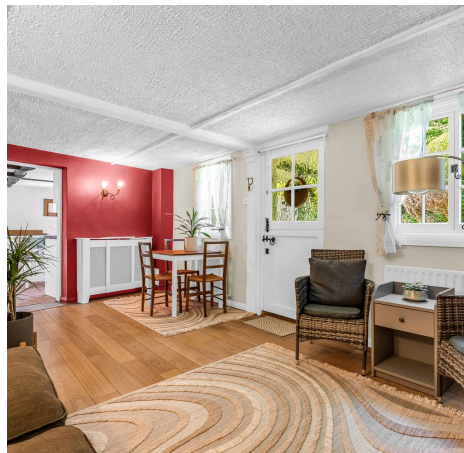
Wareside, Ware

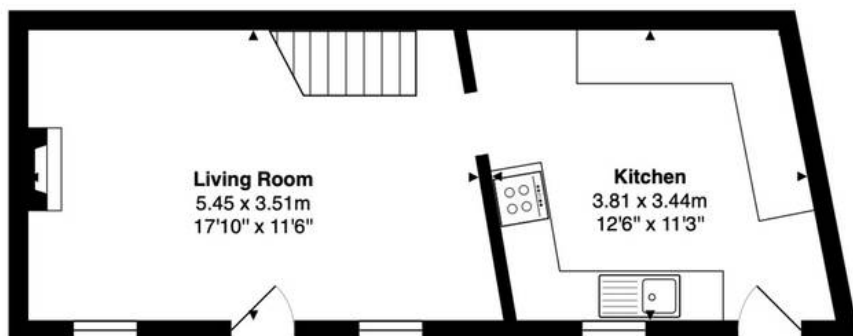
Unique chain-free 2-bed period home in picturesque Wareside near Ware. Full of charm with original features, garden, studio/home office & garage. Peaceful village setting by a brook. Council Tax band: E

Tenure: Freehold

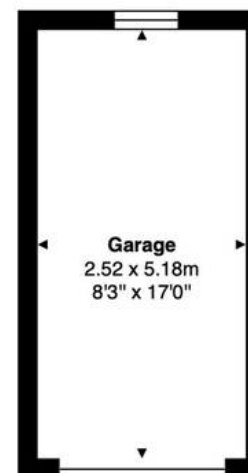
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

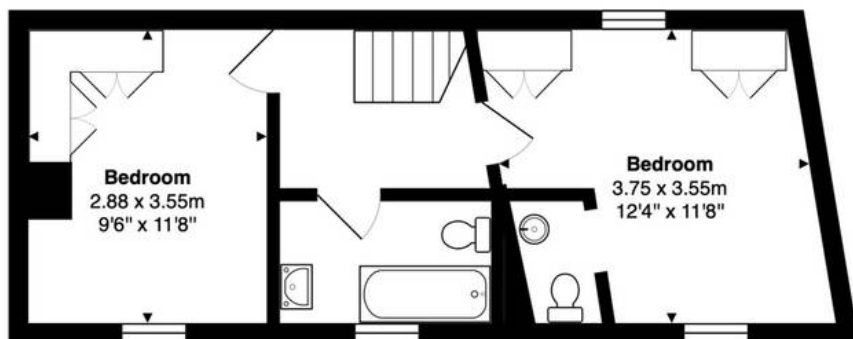




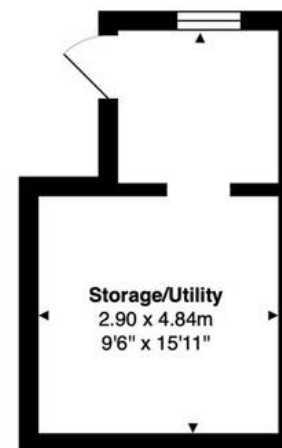
Ground Floor
Area: 33.6 m² ... 362 ft²



Outbuilding
Area: 13.0 m² ... 140 ft²



First Floor
Area: 33.6 m² ... 362 ft²



Outbuilding
Area: 12.2 m² ... 131 ft²

Total Area: 92.5 m² ... 995 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

With stable style door to:

Kitchen

12' 6" x 11' 3" (3.81m x 3.44m)

With double glazed window to front aspect. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a Butler style sink and drainer unit, built in oven with hob and extractor over, cupboard housing gas fired boiler, appliance space, tiled splash back areas, tiled flooring, exposed timbers, open to:

Living Room

17' 11" x 11' 6" (5.45m x 3.51m)

With two double glazed windows and door giving access to the garden, feature fireplace with wood burning stove, fitted cupboards and shelving to alcoves, wood flooring, radiator, stairs rising to:

First Floor Landing

With loft access, radiator, doors to:

Bedroom One

12' 4" x 11' 8" (3.75m x 3.55m)

Dual aspect with double glazed windows to front and rear aspect, radiator, fitted wardrobe cupboards, access to:

En Suite WC

Fitted with a suite comprising dual flush wc, vanity unit with inset wash hand basin, extractor fan, heated towel rail.

Bedroom Two

9' 5" x 11' 8" (2.88m x 3.55m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboards, exposed brickwork.



Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, wash hand basin, fully tiled, heated towel rail.

Outbuilding

9' 6" x 15' 11" (2.90m x 4.84m)

A versatile outbuilding currently used as a utility and storage area, offering excellent potential to be converted into a studio or home office, if required.





GARDEN

The private gardens benefit from a westerly aspect and within the garden there is a useful outbuilding that is ideal for use as a studio or home office.

GARAGE EN BLOC

1 Parking Space

Garage arranged en bloc measuring approximately 2.52 x 5.18 (8'3 x 17'0) with window to rear aspect and up and over door to front aspect.







Elliot Heath Estate Agents

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