

Elliot Heath
ESTATE AGENTS

21 Gladstone Road, WARE

Offers Over **£425,000**

21 Gladstone Road

WARE, Ware

Stylish 2-bed Victorian semi-detached home on Gladstone Road, fully renovated with open plan living, high-spec kitchen, luxury shower room & west-facing garden, close to Ware high street & station.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

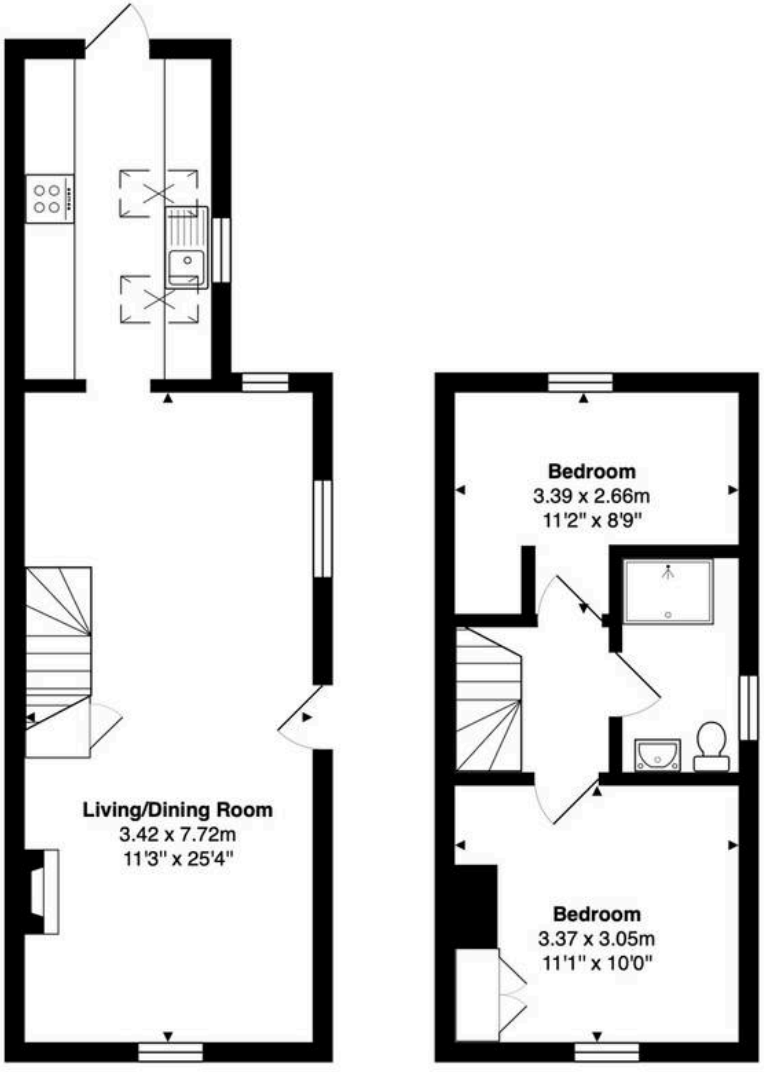
- Two-Bed Victorian Semi Just A Short Walk From Ware's High Street And Station
- Renovated By The Current Owners To A High Spec
- Rear Garden Enjoying A Sunny Westerly Aspect











Ground Floor
Area: 35.2 m² ... 379 ft²

First Floor
Area: 26.0 m² ... 280 ft²

Total Area: 61.2 m² ... 659 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/Dining Room
11' 3" x 25' 4" (3.42m x 7.72m)

Living Room
With double glazed sash style window to front aspect, radiator, stripped wood flooring, fireplace with wood burning stove, fitted shelving and cupboards to alcoves, open to:

Dining Room
Dual aspect with double glazed sash style windows to side and rear aspect, radiator, stripped wood flooring, stairs rising to first floor landing, understairs storage cupboard, open to:

Kitchen
With double glazed sash style window to side aspect, double glazed door to the rear garden and two Velux windows in the vaulted ceiling. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a sink and drainer unit, built in double oven, gas hob with extractor over and glass splash back, appliance space, tiled flooring.

First Floor Landing
With doors to:

Bedroom One
11' 1" x 10' 0" (3.37m x 3.05m)
With double glazed sash style window to front aspect, radiator, fitted wardrobe cupboard.







Bedroom Two
11' 1" x 8' 9" (3.39m x 2.66m)
With double glazed sash style window to rear aspect, radiator, over stairs storage.

Shower Room
With double glazed window to side aspect with obscure glass. Fitted with a suite comprising shower cubicle, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, chrome heated towel rail.









FRONT GARDEN

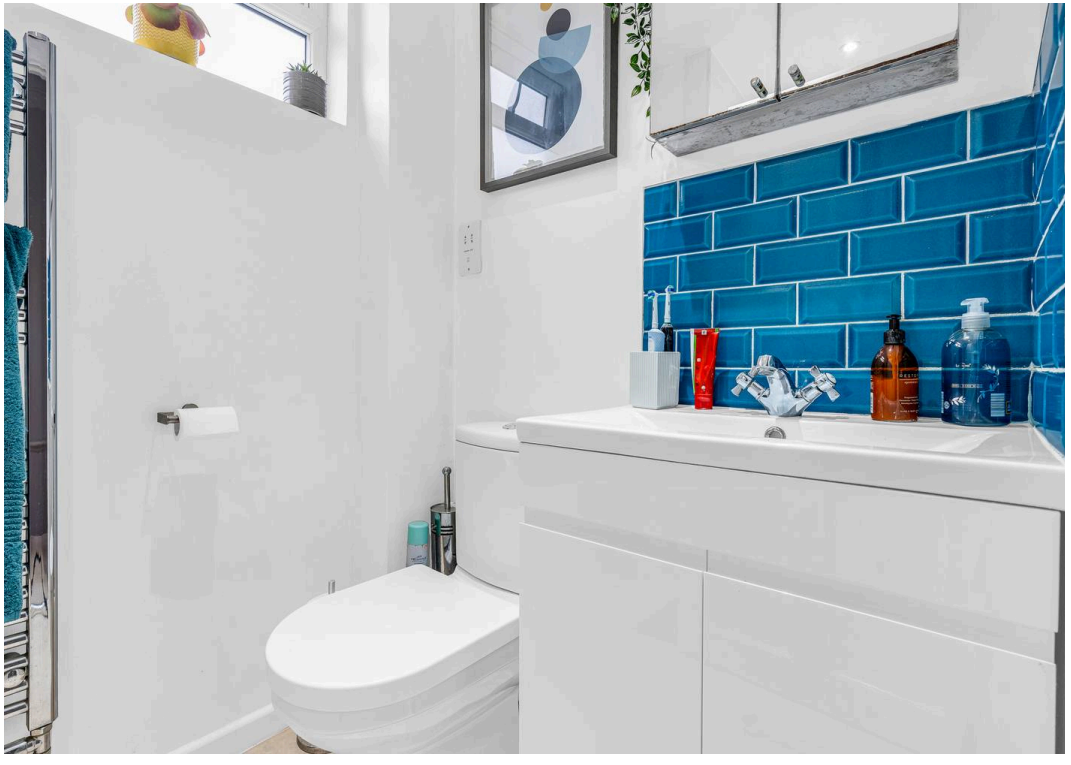
Low maintenance front garden laid with shingle and gated access to the rear garden.

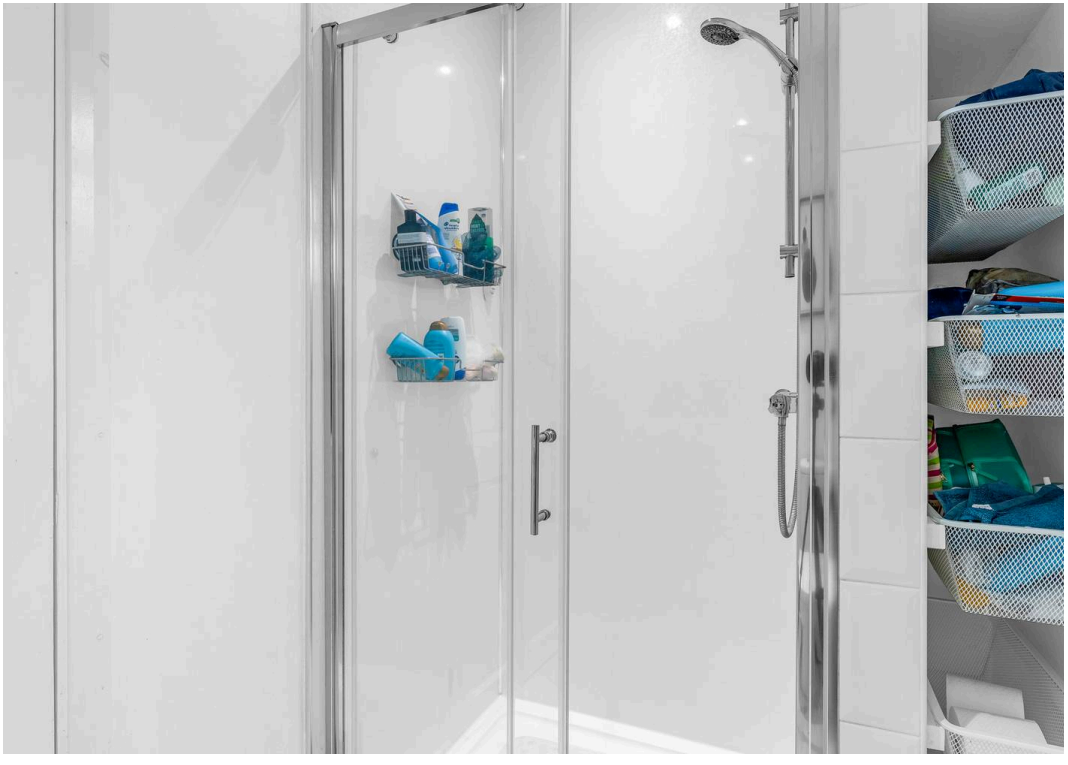
REAR GARDEN

The westerly-facing rear garden is largely paved, with raised beds and a timber garden shed.











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