



Elliot Heath
ESTATE AGENTS

15 Cozens Road, Ware
Guide Price **£375,000**

15 Cozens Road

Ware

Three-bedroom semi-detached home requiring modernisation, with gardens, driveway and garage. Close to Ware town centre, station, A10 and excellent schools. Offered with no onward chain. Council Tax band: C

Tenure: Freehold

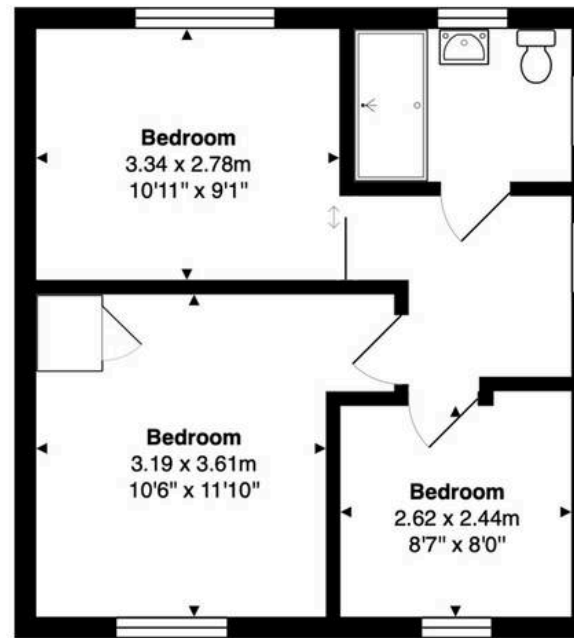
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

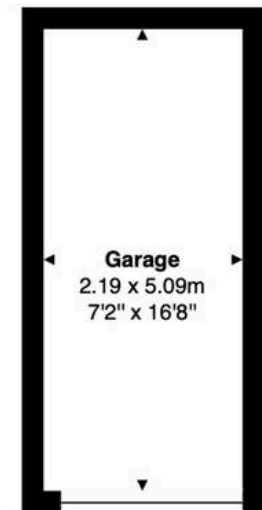




Ground Floor
Area: 38.6 m² ... 415 ft²



First Floor
Area: 38.6 m² ... 415 ft²



Outbuilding
Area: 11.1 m² ... 120 ft²

Total Area: 88.3 m² ... 950 ft²

Entrance Hall

With stairs rising to first floor landing, radiator, doors to:

Living Room

12' 8" x 11' 5" (3.87m x 3.48m)

With double glazed window to front aspect, radiator, feature fireplace, open to:

Dining Room

9' 2" x 9' 4" (2.79m x 2.84m)

With double glazed window to rear aspect, radiator.

Kitchen

9' 11" x 9' 4" (3.01m x 2.84m)

With double glazed windows and door onto the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, tile effect flooring, serving hatch to dining room, wall mounted boiler, radiator.

First Floor Landing

With double glazed window to side aspect, radiator, loft access, doors to:

Bedroom One

10' 6" x 11' 10" (3.19m x 3.61m)

With double glazed window to front aspect, radiator, built in storage cupboard.

Bedroom Two

10' 11" x 9' 1" (3.34m x 2.78m)

With double glazed window to rear aspect, radiator.

Bedroom Three

8' 7" x 8' 0" (2.62m x 2.44m)

With double glazed window to front aspect, radiator.

Shower Room

Dual aspect with double glazed window to rear and side aspect with obscure glass. Fitted with a suite comprising large walk in shower, pedestal wash hand basin, dual flush wc, tiled splash back areas, tile effect flooring, radiator.





FRONT GARDEN

Front garden laid to lawn with mature shrubs, access to the rear garden.

REAR GARDEN

The rear garden is of an extremely good size, mainly laid to lawn with patio seating area, heavily stocked borders and two garden stores.

DRIVEWAY

1 Parking Space

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

GARAGE

Single Garage

Detached garage measuring approximately 2.19 x 5.09 (7'2 x 16'8) with up and over door to front aspect.







Elliot Heath Estate Agents

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