



Elliot Heath
ESTATE AGENTS

23 Cambridge Road, Wadesmill

Guide Price **£375,000**

23 Cambridge Road

Wadesmill, Ware

Charming 2 bed period cottage with original features. Reception room, dining room, kitchen, conservatory, bathroom. Two gardens with sheds. Village location 5 mins from Ware. Call 01920 293333 to view.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

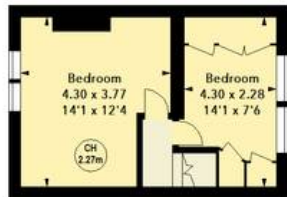


Cambridge Road, SG12

Approximate Area = 94.57 sq m / 1018 sq ft
(Including Sheds)

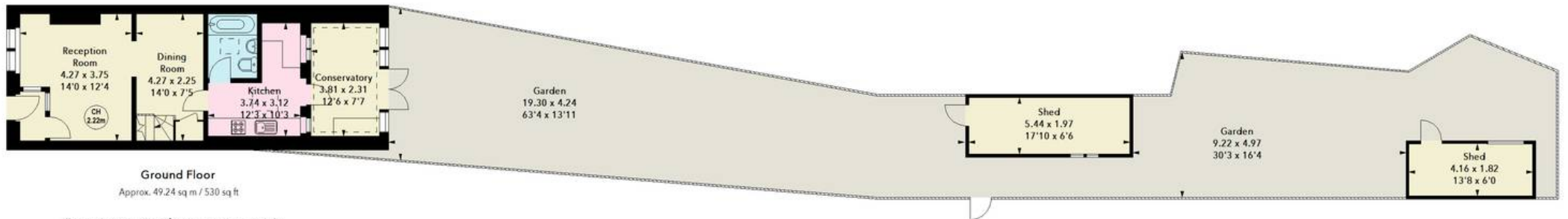
Approximate Sheds Area = 18.12 sq m / 195 sq ft

Key :
CH - Ceiling Height



First Floor

Approx. 27.22 sq m / 293 sq ft



Ground Floor

Approx. 49.24 sq m / 530 sq ft

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography

Entrance Lobby

With multi pane glazed windows and door to:

Reception Room

14' 0" x 12' 4" (4.27m x 3.76m)

With double glazed window to front aspect, radiator with ornate cover, redbrick fireplace with wood burning stove, exposed timbers, open to:

Dining Room

14' 0" x 7' 5" (4.27m x 2.26m)

With stairs rising to first floor landing, built in storage cupboard, tongue and groove paneling to one wall, radiator with ornate cover, glazed door to:

Kitchen

12' 3" x 10' 3" (3.73m x 3.12m)

With double glazed windows and door onto the conservatory. 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, Velux window. door to:

Bathroom

Fitted with a suite comprising walk in shower with glass shower screen, vanity storage unit with inset wash hand basin, low flush wc, splash back areas, radiator. Velux window.

Conservatory

12' 6" x 7' 7" (3.81m x 2.31m)

Of double glazed construction with double doors opening onto the garden, tiled flooring.



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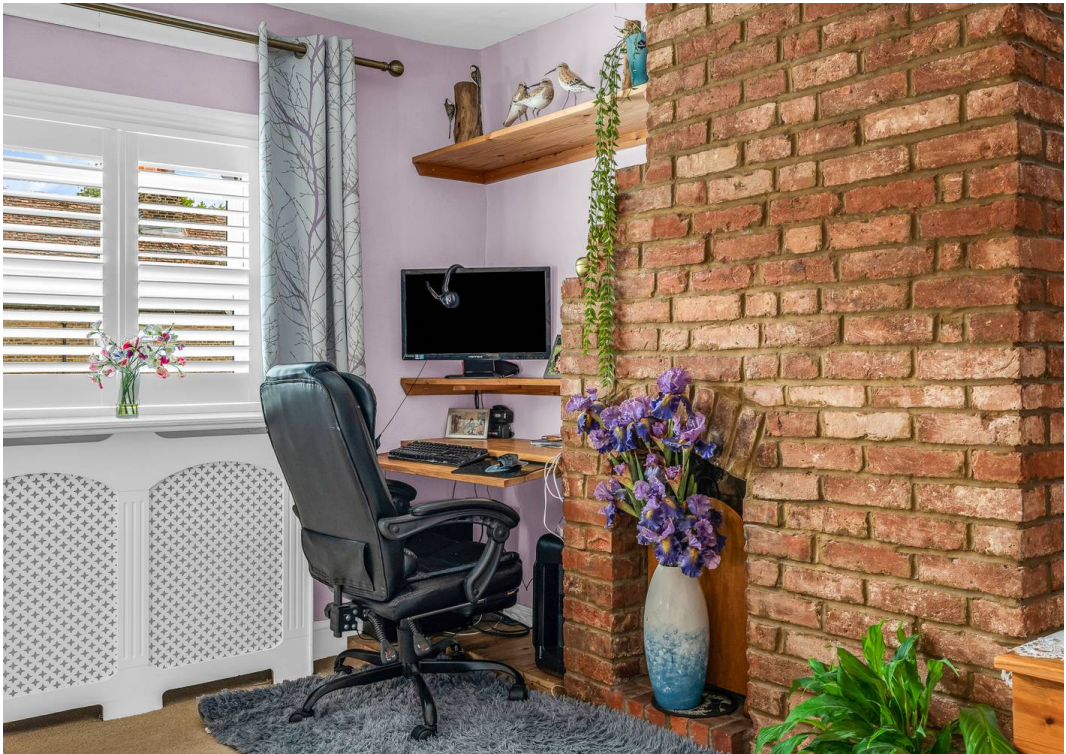


GARDEN

100' 0" x 13' 11" (30.48m x 4.24m)

The property benefits from a lovely rear garden which extends to approximately 100ft in length separated into two sections. To the immediate rear of the garden is a pretty cottage style garden that is heavily stocked with the remainder laid to lawn. The rear section of the garden provides access to the two gardens sheds together with the greenhouse.







Elliot Heath Estate Agents

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