



Elliot Heath
ESTATE AGENTS

3 Vicarage Road, WARE
Guide Price **£450,000**

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WARE, Ware

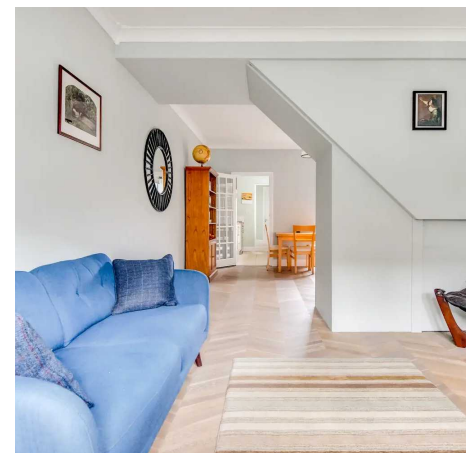
Well presented 3 bed semi-detached Victorian home close to Ware town centre & train station. 2 reception rooms, fitted kitchen, downstairs bathroom, private rear garden. Call 01920 29 33 33 for viewing.

Council Tax band: D

Tenure: Freehold

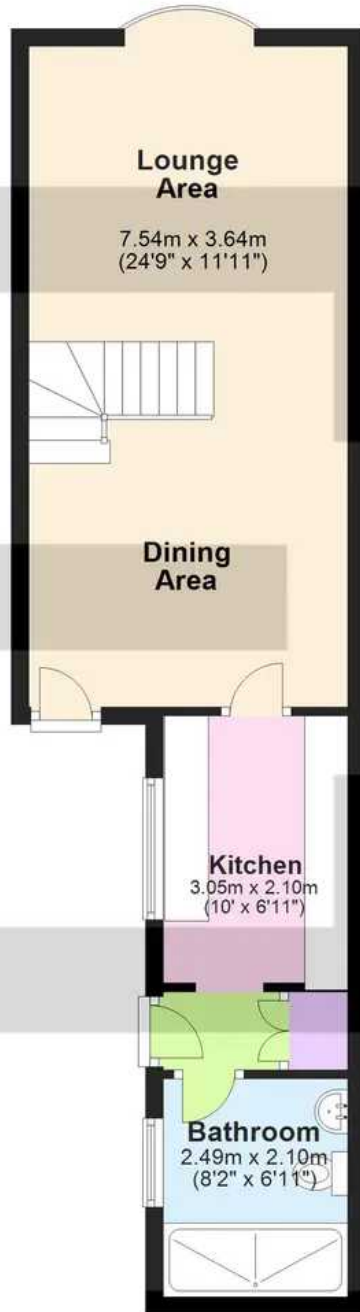
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



Ground Floor

Approx. 41.7 sq. metres (449.4 sq. feet)



First Floor

Approx. 34.1 sq. metres (367.0 sq. feet)



Total area: approx. 75.8 sq. metres (816.3 sq. feet)

Entrance Lobby

With built in storage cupboard, tiled flooring, open to kitchen and door to:

Bathroom

8' 2" x 6' 11" (2.49m x 2.11m)

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

Kitchen

10' 0" x 6' 11" (3.05m x 2.11m)

With double glazed window to side aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, space for oven with extractor over, appliance space, wall mounted boiler, tiled splash back areas, tiled flooring, door to:

Lounge/Dining Room

24' 9" x 11' 11" (7.54m x 3.63m)

Dining Room

With double glazed door to the rear garden, stairs rising to first floor landing, under stairs storage cupboard, wood flooring, radiator, open to:

Lounge

With double glazed bay window to front aspect, radiator, wood flooring, under stairs storage cupboard.

First Floor Landing

With doors to:

Bedroom One

10' 6" x 11' 11" (3.20m x 3.63m)

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



Bedroom Two

10' 10" x 8' 8" (3.30m x 2.64m)

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

Bedroom Three

10' 0" x 6' 11" (3.05m x 2.11m)

With double glazed window to rear aspect, radiator, wood effect flooring.





FRONT GARDEN

To the front the property benefits from a low maintenance garden enclosed by redbrick walls and gated access to the rear garden.

REAR GARDEN

The rear garden is laid to lawn with two patio seating areas, plant and shrub borders and timber garden shed.





Elliot Heath Estate Agents

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