



Elliot Heath
ESTATE AGENTS

2 Gilpin Road, Ware
Guide Price **£465,000**

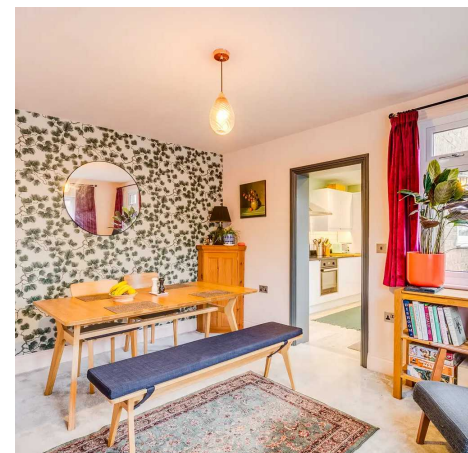
2 Gilpin Road

Ware, Ware

2 bed semi-detached period home with generous rear garden & parking for 2 cars. Reception room, dining room, fitted kitchen, 2 bedrooms & large bathroom. Sought-after location near Presdales Secondary School. Close to Ware station, High Street & amenities. Call 01920 29 33 33 to view.

Council Tax band: E

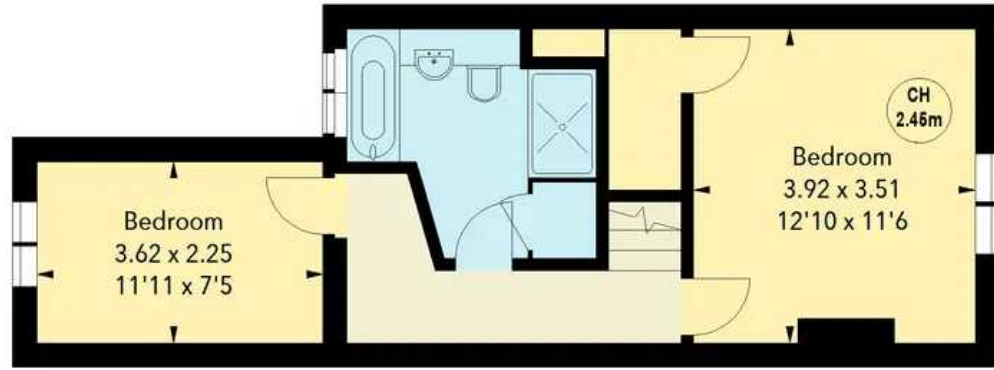
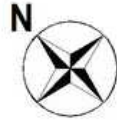
Tenure: Freehold



Gilpin Road, SG12

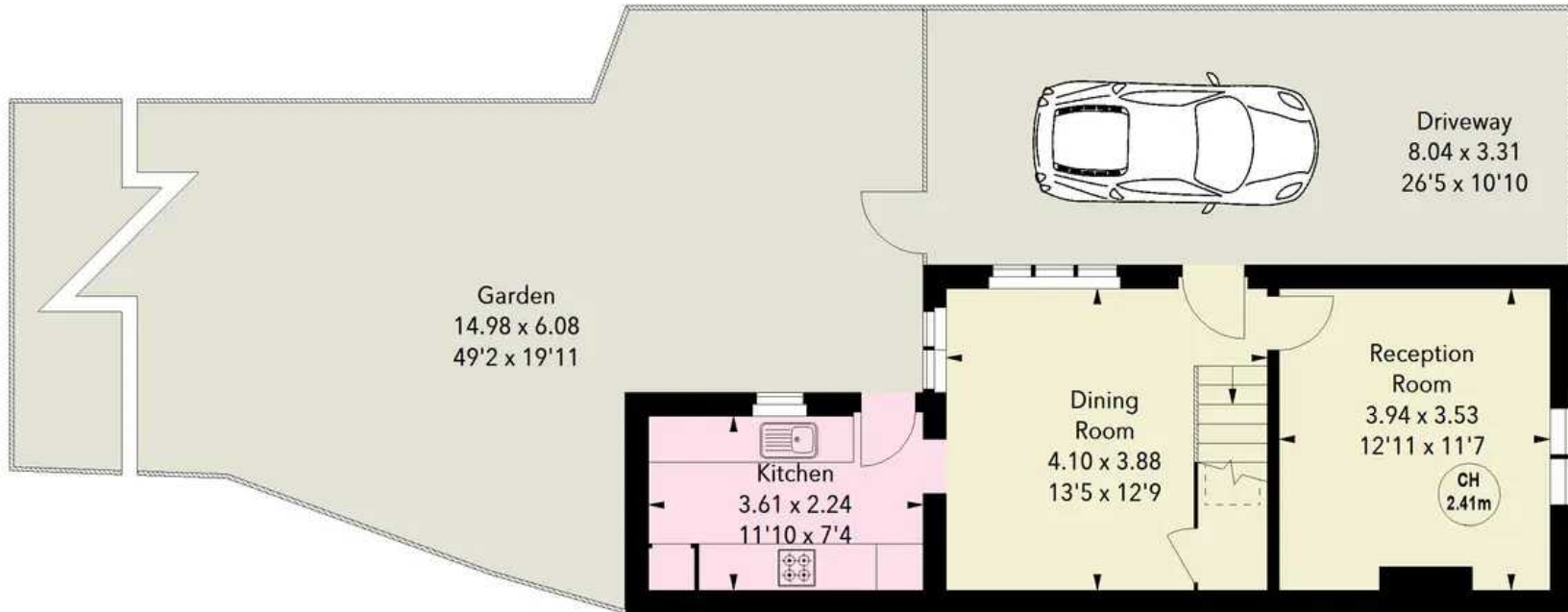
Approximate Area = 78.41 sq m / 844 sq ft

Key :
CH - Ceiling Height



First Floor

Approx. 39.11 sq m / 421 sq ft



Ground Floor

Approx. 39.30 sq m / 423 sq ft

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

© Orange Tree Photography

Accommodation

Front entrance door to:

Dining Room

13' 5" x 12' 9" (4.09m x 3.89m)

Dual aspect with double glazed to side and rear aspect, radiator, stairs rising to first floor landing, under stairs storage cupboard, open to kitchen and door to:

Reception Room

12' 11" x 11' 7" (3.94m x 3.53m)

With double glazed window to front aspect, radiator, feature fireplace, fitted shelving to both alcoves.

Kitchen

11' 10" x 7' 4" (3.61m x 2.24m)

With double glazed window and door to side aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with hob and extractor over, tiled splash back areas, radiator, wood effect flooring.

First Floor Landing

With doors to:

Bedroom One

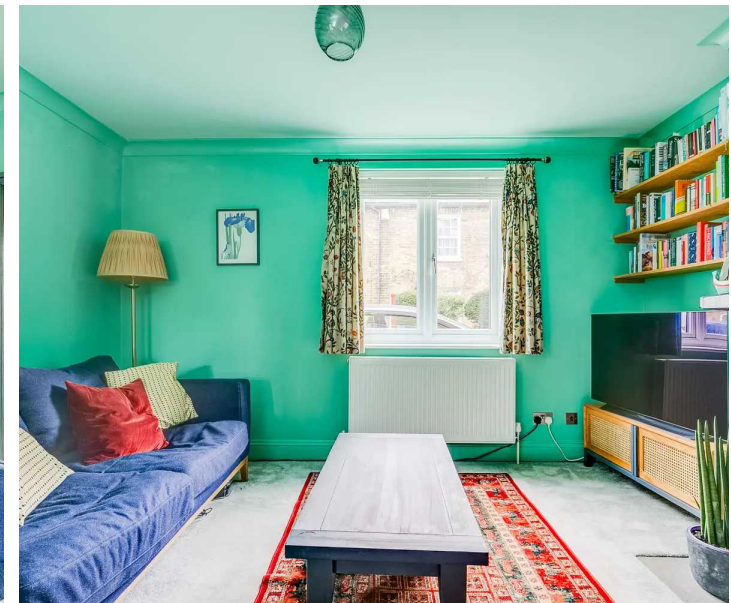
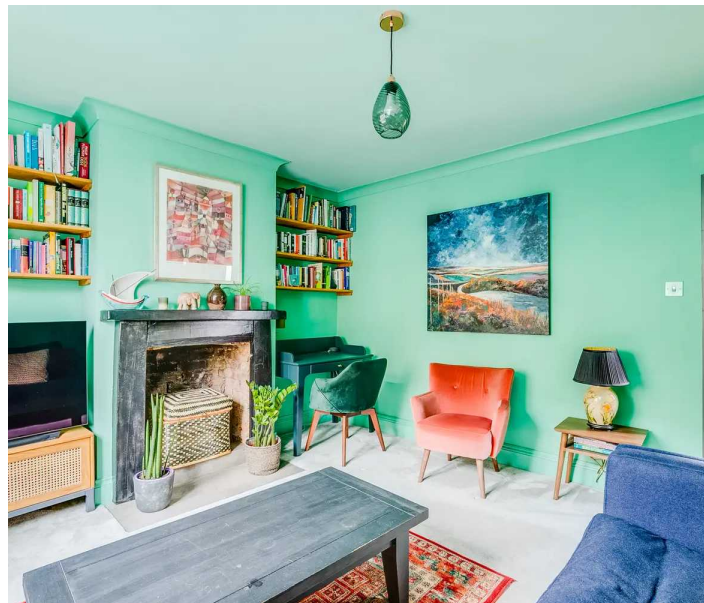
12' 10" x 11' 6" (3.91m x 3.51m)

With double glazed window to front aspect, radiator, attractive feature fireplace, large built in storage cupboard.

Bedroom Two

11' 11" x 7' 5" (3.63m x 2.26m)

With double glazed window to rear aspect, radiator.



Bathroom

With double glazed window with obscure glass to rear aspect. Fitted with a suite comprising panel enclosed bath, large walk in shower cubicle, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, chrome heated towel rail, built in storage cupboard,





GARDEN

49' 2" x 19' 11" (14.99m x 6.07m)

The garden is of an extremely good size with patio and gravel seating areas, raised flower beds with the remainder laid to lawn with shrub borders, gated access to the front.

ON DRIVE

2 Parking Spaces

Driveway to the front providing off street parking for two vehicles and an EV charger.







Elliot Heath Estate Agents

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