



Elliot Heath
ESTATE AGENTS

103 Star Street, Ware
Guide Price **£450,000**

103 Star Street

Ware, Ware

Attractive 2-bed Victorian home with off-street parking near high street and train station. Well-presented with reception room, dining room, kitchen/breakfast room. Generous garden with decked seating area.

Council Tax band: C

Tenure: Freehold

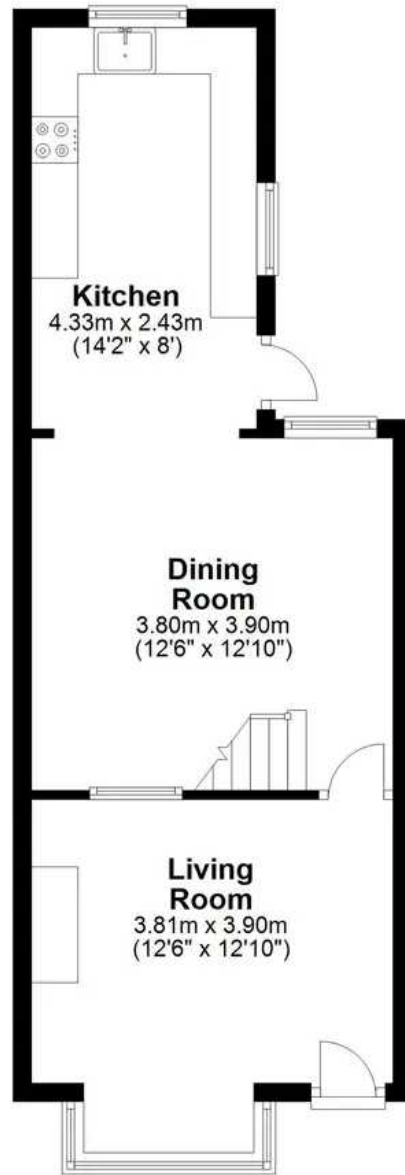
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Ground Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



First Floor

Approx. 34.2 sq. metres (367.8 sq. feet)



Total area: approx. 72.8 sq. metres (783.2 sq. feet)

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

Front entrance door giving access to:

Living Room

12' 6" x 12' 10" (3.81m x 3.91m)

With box bay window to front aspect with built in storage unit/window seat, radiator, wood flooring, built in cupboards and shelving to alcoves, attractive cast iron fireplace, window into dining room, picture rail, ceiling rose, door to:

Dining Room

12' 6" x 12' 10" (3.81m x 3.91m)

With double glazed window to rear aspect, radiator, wood flooring, stairs rising to first floor landing, ceiling rose, open to:

Kitchen

14' 2" x 8' 0" (4.32m x 2.44m)

Dual aspect with double glazed window to rear and side aspect and door giving access to outside. 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, appliance space, cupboard housing gas fired boiler, vertical radiator, wood flooring.

First Floor Landing

With ceiling rose and doors to:

Bedroom One

10' 0" x 12' 10" (3.05m x 3.91m)

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

Bedroom Two

9' 8" x 9' 5" (2.95m x 2.87m)

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



Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over with glass shower screen, pedestal wash hand basin, dual flush wc, tiled splash back areas, vinyl flooring, radiator.





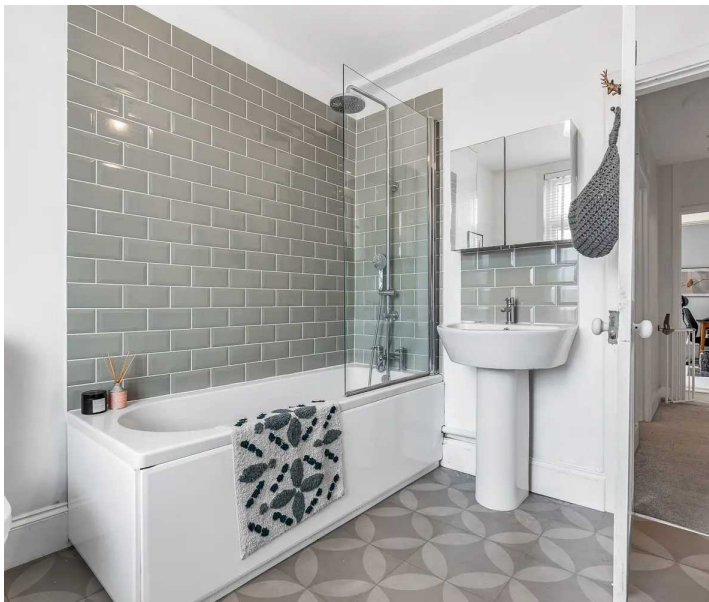
REAR GARDEN

The rear garden benefits from a decked seating area which in turn gives access to the lawn with flower and shrub border, further paved area to the rear housing a timber garden shed, gated side access.

DRIVEWAY

1 Parking Space

To the front the property has the rare benefit of a driveway providing off street parking.







Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk