



Elliot Heath
ESTATE AGENTS

3 Jeffries Road, Ware
Guide Price £675,000

3 Jeffries Road

Ware, Ware

Rare opportunity to acquire an Edwardian semi-detached home in Ware. Off street parking, detached garage, scope to extend. In need of modernisation. Close to town centre and amenities. 3 beds, 2 receps. Call Elliot Heath on 01920 293333 to view.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



Jeffries Road, SG12

Approximate Area = 124.39 sq m / 1339 sq ft
(Including Garage)
Garage
13.94 sq m / 150 sq ft



First Floor

Approx. 51.72 sq m / 557 sq ft

Key :
CH - Ceiling Height



Ground Floor

Approx. 58.71 sq m / 632 sq ft

Kitchen
3.06 x 1.96
10'0 x 6'5

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

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Entrance Hall

With stairs rising to first floor landing, understairs storage cupboard, coving to ceiling, radiator, doors to:

Reception Room

14' 8" x 11' 1" (4.47m x 3.38m)

With box bay window to front aspect, radiator, feature fireplace, coving to ceiling picture rail, open to:

Dining Room

11' 4" x 10' 7" (3.45m x 3.23m)

With double doors opening onto the rear garden, radiator, coving to ceiling, picture rail, door to entrance hall.

Rear Lobby

With window to side aspect and door giving access to outside, electric wall heater, door to kitchen and door to:

Shower Room

Fitted with a suite comprising tiled shower cubicle, dual flush wc, vanity unit with inset wash hand basin, chrome heated towel rail, fully tiled.

Kitchen

10' 0" x 6' 5" (3.05m x 1.96m)

With window to rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built double oven, gas hob with extractor over, appliance space, tiled splash back areas.

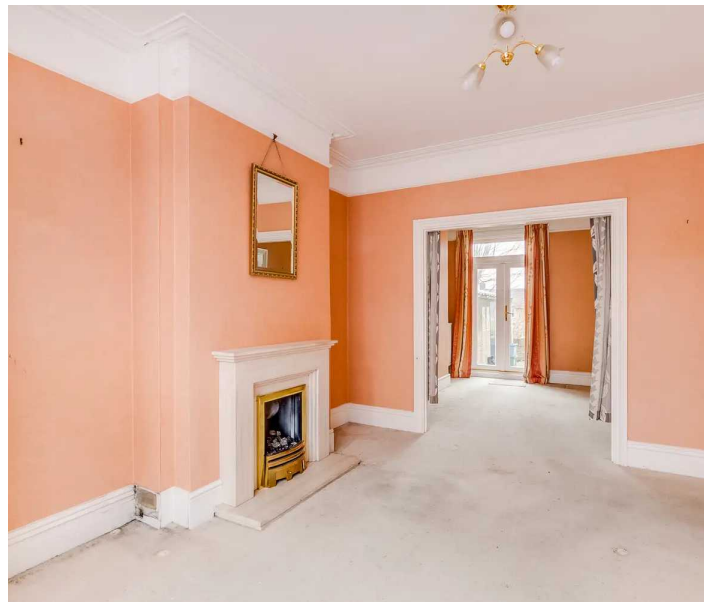
First Floor Landing

With built in storage cupboard, picture rail and doors to:

Bedroom One

14' 7" x 10' 6" (4.45m x 3.20m)

With box bay window to front aspect, radiator, coving to ceiling.



Bedroom Two

14' 2" x 10' 1" (4.32m x 3.07m)

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

Bedroom Three

11' 4" x 10' 5" (3.45m x 3.18m)

With sash window to rear aspect, radiator, picture rail.

Bathroom

With window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, low flush wc, pedestal wash hand basin, tiled splash back areas, radiator.





FRONT GARDEN

The paved front garden is retained by a brick wall with plant and shrub borders giving access to the driveway, detached garage and rear garden.

REAR GARDEN

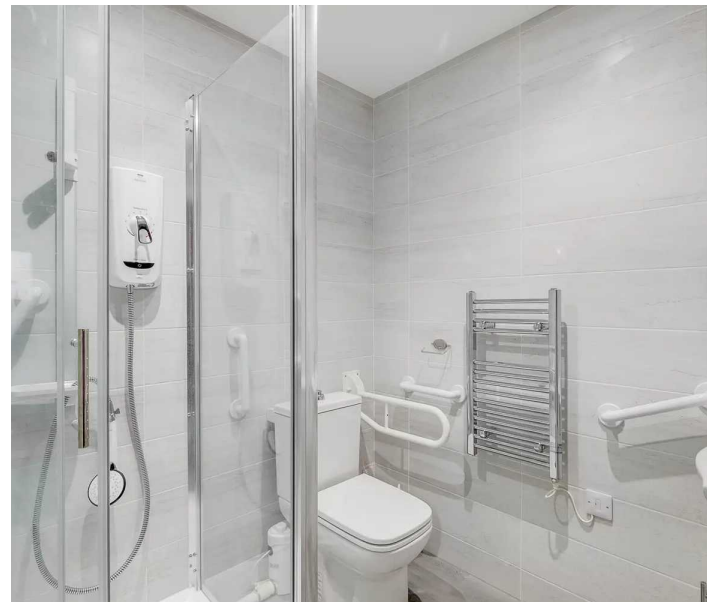
48' 2" x 27' 3" (14.68m x 8.31m)

The rear garden is predominantly laid to lawn with mature shrub and hedge borders and paved seating area.

GARAGE

Triple Garage

The property benefits from a driveway providing off street parking which in turn gives access to the detached garage measuring approx. 17'0 x 8'10 (5.17 x 2.69) with up and over door to front aspect, window to rear aspect and windows and personnel door to the rear garden.







Elliot Heath Estate Agents

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