



**Elliot Heath**  
ESTATE AGENTS

**5 Grove Road, Ware**  
Guide Price £350,000

# 5 Grove Road

Ware, Ware

Ideal fixer-upper 3-bed home with potential, close to schools & fields in Ware. Spacious, needs modernisation. Driveway, garden with outbuilding. No chain. Call Elliot Heath on 01920 293333 to view. Council Tax band: C

Tenure: Freehold

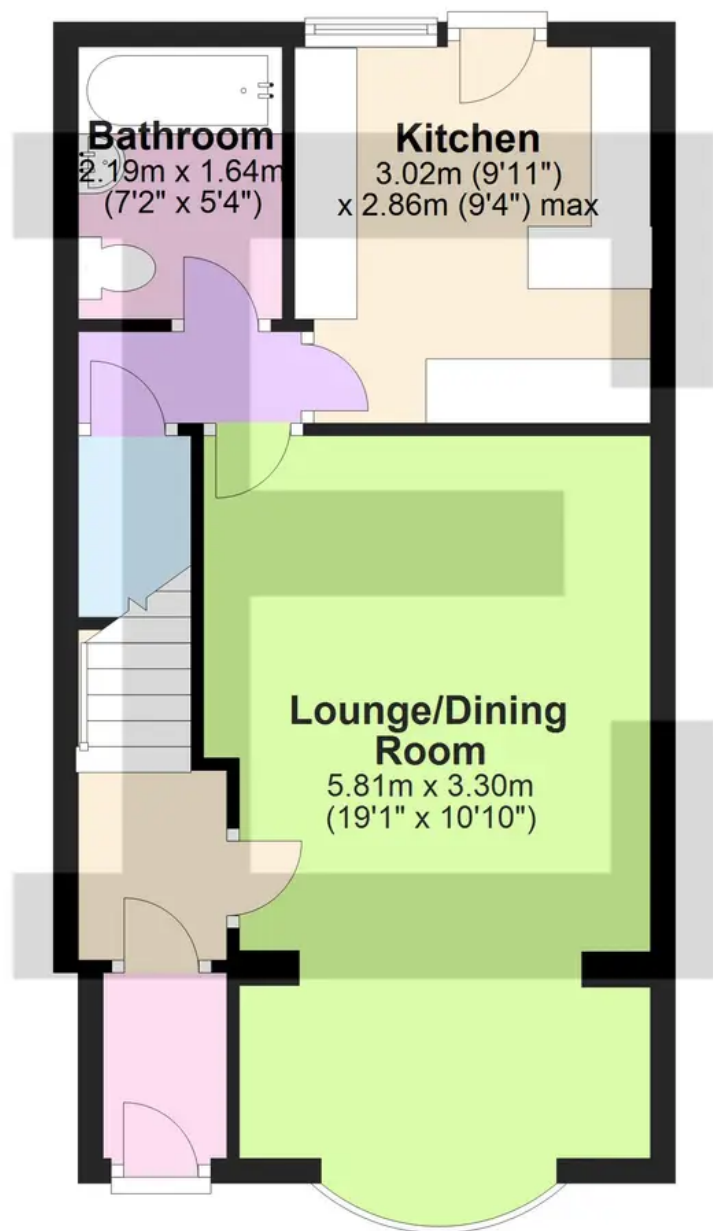
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



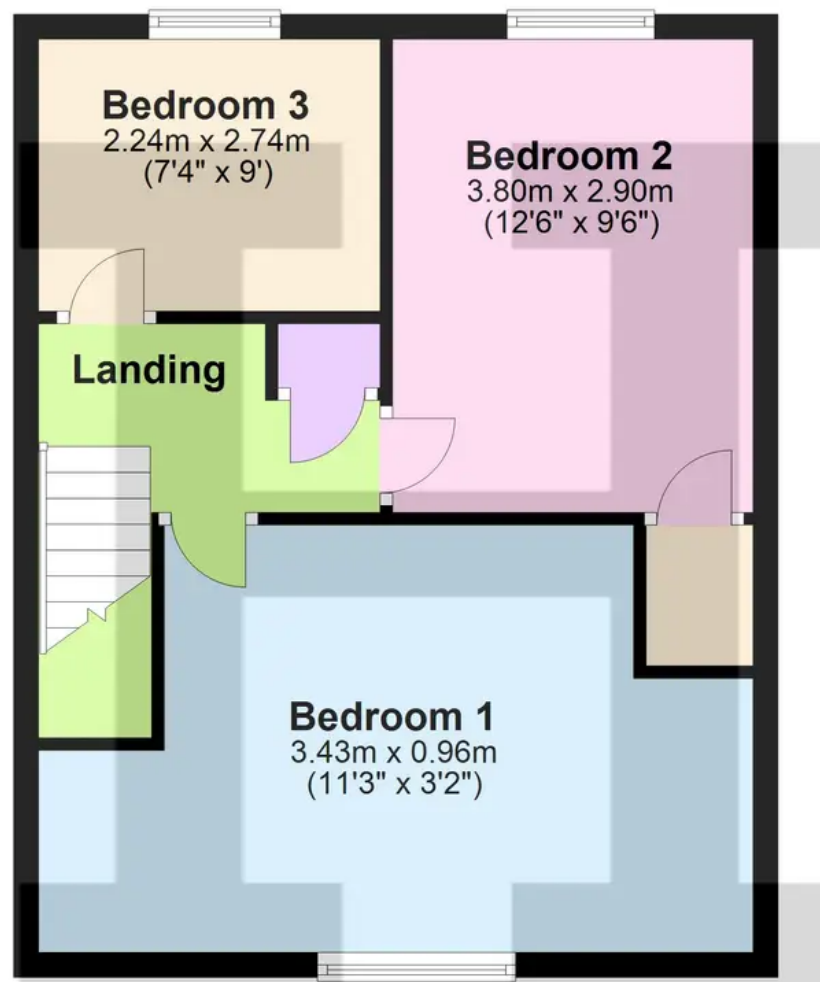
## Ground Floor

Approx. 41.1 sq. metres (442.6 sq. feet)



## First Floor

Approx. 42.2 sq. metres (454.5 sq. feet)



Total area: approx. 83.3 sq. metres (897.1 sq. feet)

### Entrance Lobby

With door to:

### Entrance Hall

With stairs rising to first floor landing, door to:

### Lounge/Dining Room

19' 1" x 10' 10" (5.82m x 3.30m)

With double glazed bay window to front aspect, feature fireplace, door to:

### Rear Lobby

With large built in storage cupboard, door to bathroom and door to:

### Kitchen

9' 11" x 9' 4" (3.02m x 2.84m)

With double glazed window and door to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, door to:

### Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, wc, wash hand basin and radiator.

### First Floor Landing

With built in storage cupboard, doors to:

### Bedroom One

11' 3" x 18' 10" (3.43m x 5.74m)

With double glazed window to front aspect, radiator.

### Bedroom Two

12' 6" x 9' 9" (3.81m x 2.97m)

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

### Bedroom Three

7' 4" x 9' 0" (2.24m x 2.74m)

With double glazed window to rear aspect, radiator.





#### **REAR GARDEN**

Mainly laid to lawn with mature plant and shrub borders, brick built store and timber garden shed.

#### **GARDEN**

Mainly laid to lawn with plant and shrub borders, brick built store and timber garden shed.

#### **DRIVEWAY**

1 Parking Space

Block paved driveway providing off street parking for one small car.





## Elliot Heath Estate Agents

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

01920 29 33 33

[hello@elliotheath.co.uk](mailto:hello@elliotheath.co.uk)

[elliotheath.co.uk](http://elliotheath.co.uk)