



**Elliot Heath**  
ESTATE AGENTS

17 Vicarage Road, Ware  
Guide Price £440,000

# 17 Vicarage Road

Ware, Ware

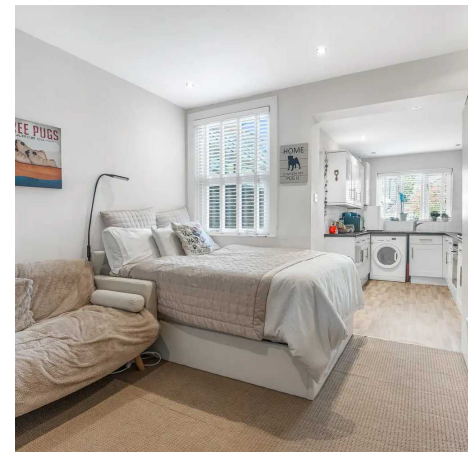
Charming 2-bed Victorian cottage near Ware town centre. Features living room, dining room, kitchen, private garden, and close to amenities & railway station. Call 01920 29 33 33 to view.

Council Tax band: C

Tenure: Freehold

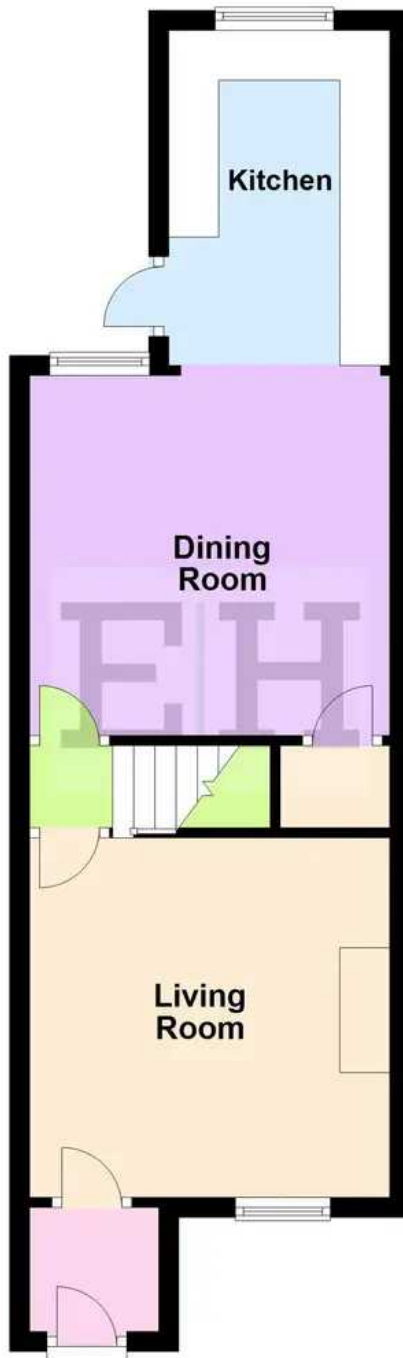
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



### Ground Floor

Approx. 39.1 sq. metres (420.4 sq. feet)



### First Floor

Approx. 37.2 sq. metres (400.8 sq. feet)



### Entrance Lobby

With door to:

### Living Room

11' 10" x 11' 10" (3.61m x 3.61m)

With window to front aspect, cast iron open fireplace, alcoves to either side with shelving, radiator, inset down lights, door to:

### Inner Lobby

With stairs rising to first floor landing and door to:

### Dining Room

11' 10" x 11' 10" (3.61m x 3.61m)

With window to rear aspect, radiator, inset down lights, under stairs storage cupboard, open to:

### Kitchen

11' 0" x 7' 2" (3.35m x 2.18m)

With window to rear aspect and door giving access to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating sink and drainer unit, built in oven with gas hob and extractor over, space and plumbing for washing machine, integrated fridge/freezer and dishwasher, wood effect flooring, tiled splash back areas, inset down lights, wall mounted boiler.

### First Floor Landing

With doors to:

### Bedroom One

11' 10" x 11' 10" (3.61m x 3.61m)

With two windows to front aspect, radiator, cast iron fireplace, built in storage cupboard, inset down lights.

### Bedroom Two

11' 10" x 8' 9" (3.61m x 2.67m)

With window to rear aspect, radiator, inset down lights.



## Bathroom

With window to rear aspect. Fitted with a white suite comprising panel enclosed bath with mixer tap and shower attachment, separate shower cubicle, low flush wc, wall hung wash hand basin, chrome heated towel rail, exposed brickwork, part tiled walls, tiled flooring, inset down lights.





#### **FRONT GARDEN**

The property benefits from a low maintenance front garden.

#### **REAR GARDEN**

Private rear garden, which is mainly laid to lawn with shrub borders and gated side access.





## Elliot Heath Estate Agents

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