



**Elliot Heath**  
ESTATE AGENTS

**13 Spring View Road, Ware**  
Guide Price **£650,000**

# 13 Spring View Road

Ware, Ware

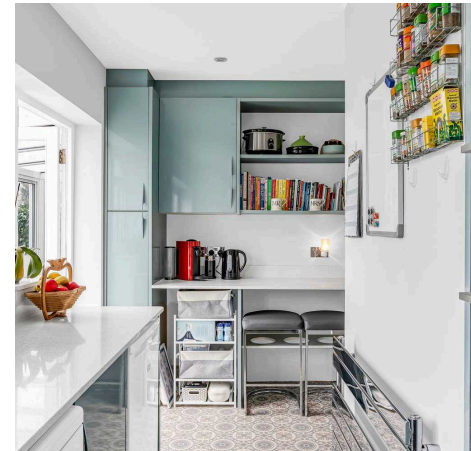
3-bed family home in sought-after Ware location. Features large lounge, conservatory, utility room/gym, driveway, landscaped gardens. Ideal 'working from home' space. Walking distance to town centre and train station. Call Elliot Heath on 01920 293333 to view.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



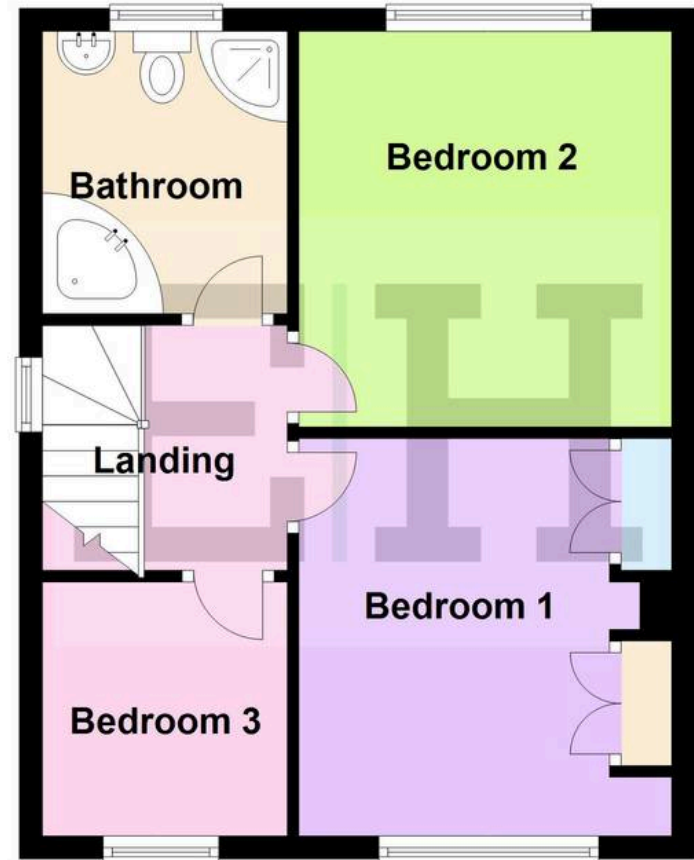
## Ground Floor

Approx. 69.9 sq. metres (752.5 sq. feet)



## First Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



Total area: approx. 108.1 sq. metres (1163.8 sq. feet)

### Entrance Lobby

Glazed entrance lobby with door to:

### Entrance Hall

With stairs rising to first floor landing, radiator, built in storage cupboard, tile effect flooring, doors to:

### Downstairs WC

Fitted with a dual flush wc, tile effect flooring.

### Reception Room

16' 4" x 7' 6" (4.97m x 2.28m)

Independent access via a double glazed front door, double glazed window to front aspect, vanity unit with inset wash hand basin, radiator, utility area with wall hung storage units, appliance space and tiled splash back areas, wood effect flooring. Currently being utilised as a utility room/gym, however this room could lend itself to a number of uses such as a home office, salon or studio.

### Lounge/Dining Room

25' 7" x 11' 9" (7.79m x 3.58m)

With double glazed window to front aspect, attractive gas flame fire, two radiators, sliding doors giving access to:

### Conservatory

16' 2" x 5' 10" (4.92m x 1.78m)

Of double glazed construction with views over the garden, radiator, door to:

### Kitchen

16' 3" x 6' 10" (4.95m x 2.08m)

With double glazed window to rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a stainless steel sink and drainer unit, integrated double oven, hob with extractor over, appliance space, breakfast bar, radiator, tile effect flooring.

### First Floor Landing

With double glazed window to side aspect, doors to:



**Bedroom One**

14' 0" x 10' 7" (4.26m x 3.22m)

With double glazed window to front aspect, radiator, comprehensively fitted with a range of wardrobe cupboards, shelving and drawer units.

**Bedroom Two**

11' 3" x 10' 8" (3.43m x 3.25m)

With double glazed window to rear aspect overlooking the garden, radiator.

**Bedroom Three**

8' 2" x 7' 0" (2.49m x 2.13m)

With double glazed window to front aspect, radiator.

**Bathroom**

With double glazed windows to rear and side aspect with obscure glass. Fitted with a suite comprising, panel enclosed bath, separate shower cubicle, vanity unit with inset wash hand basin, concealed cistern wc, tiled walls, wood effect flooring, heated towel rail.





### **FRONT GARDEN**

Mature planting to the front of the property with gated access to the rear garden.

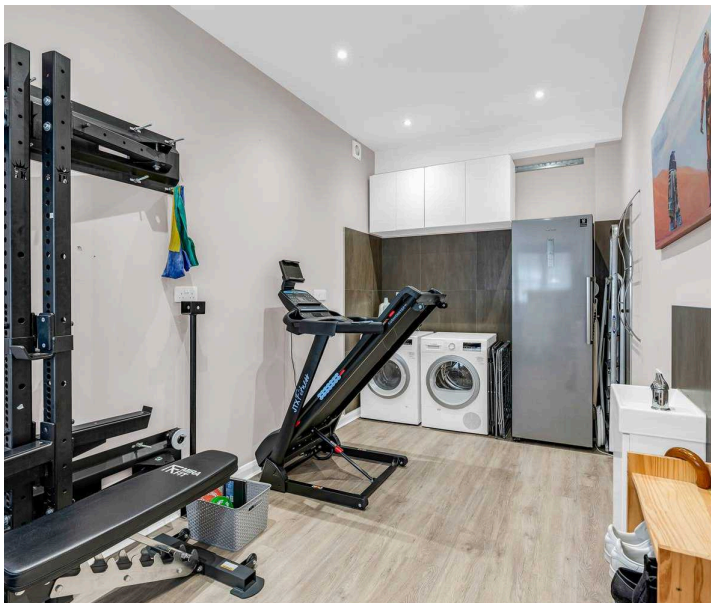
### **REAR GARDEN**

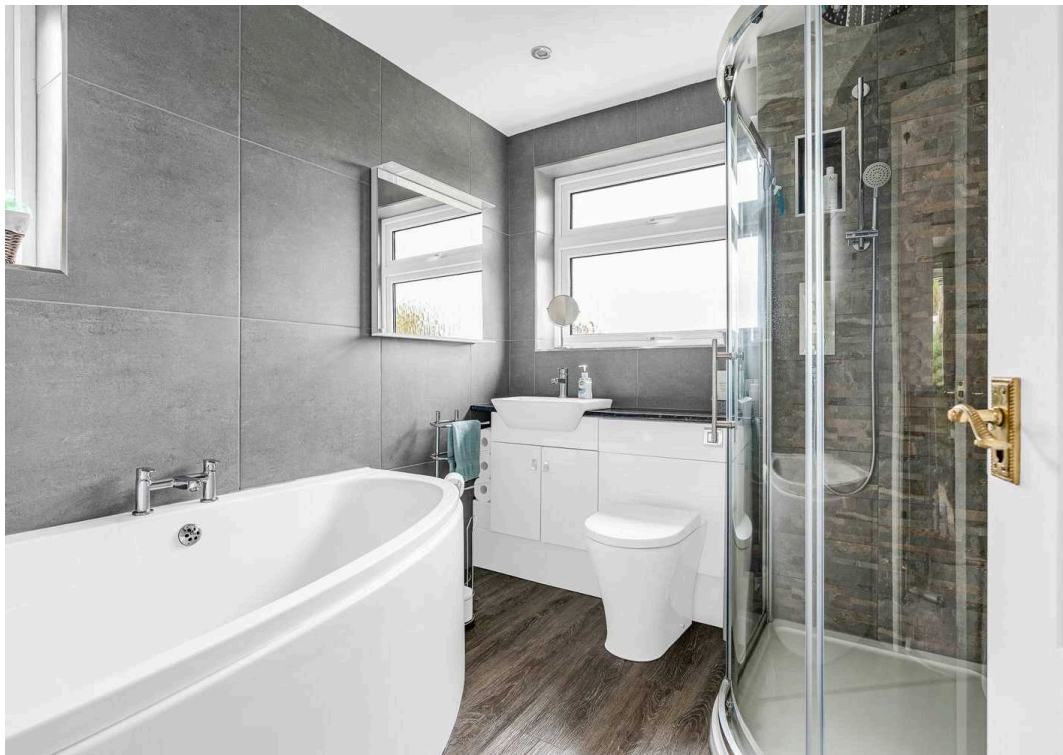
This home benefits from a beautifully landscaped garden and has a nice mix of paved patio areas together with lawned and flowered areas and great views.

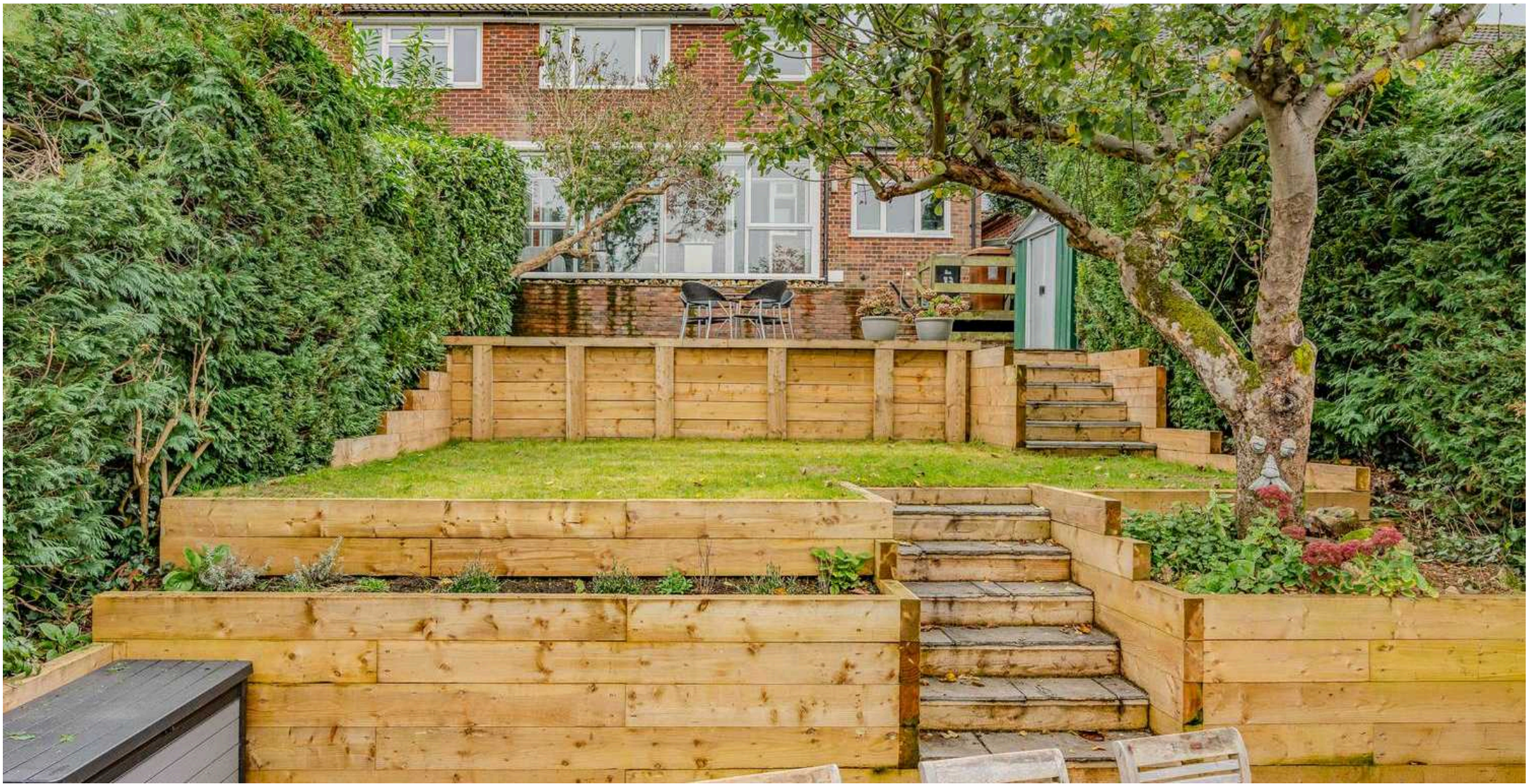
### **DRIVEWAY**

1 Parking Space

Driveway providing off street parking.







## Elliot Heath Estate Agents

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