



**Elliot Heath**  
ESTATE AGENTS

**54 Upper Bacchus, Colliers End**  
Offers Over **£245,000**



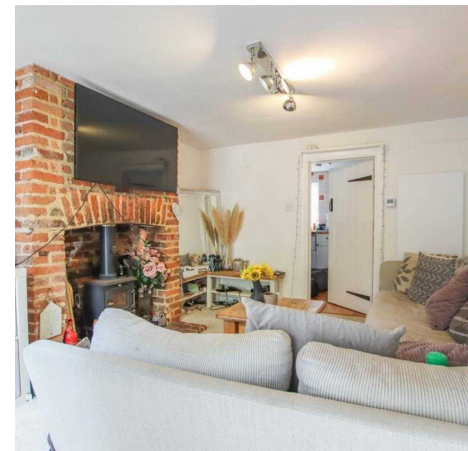
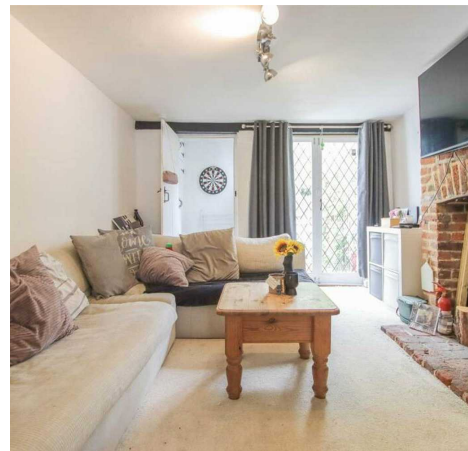
# 54 Upper Bacchus

, Colliers End

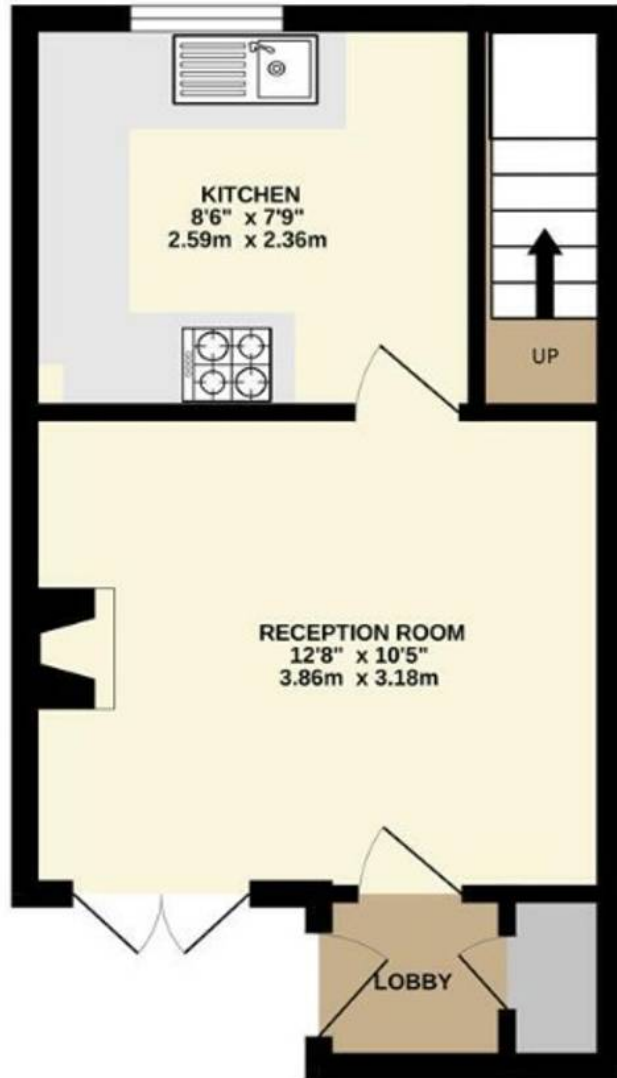
BEING OFFERED WITH NO ONWARD CHAIN.....Delightful Grade II Listed character cottage in Colliers End village. Features wood burning stove, brick fireplace, rolltop bath, private courtyard garden, communal gardens, and allocated parking. Near A10 and Ware amenities. Call Elliot Heath on 01920 293333.

Council Tax band: C

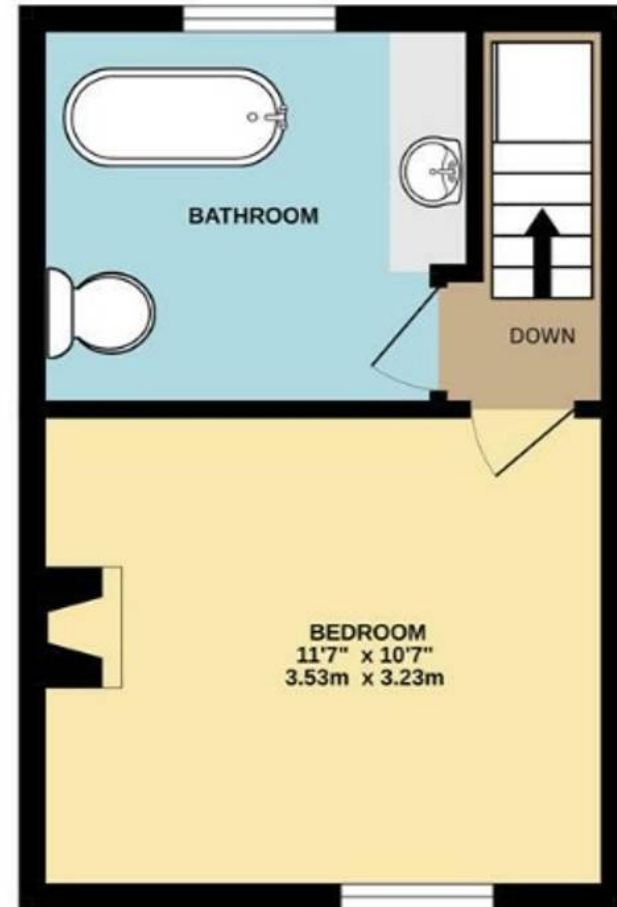
Tenure: Freehold



GROUND FLOOR  
259 sq.ft. (24.1 sq.m.) approx.



1ST FLOOR  
235 sq.ft. (21.9 sq.m.) approx.





### **Entrance Lobby**

With built in storage cupboard and door to:

### **Reception Room**

12' 8" x 10' 5" (3.86m x 3.18m)

With double doors opening onto the courtyard garden, electric wall heater, redbrick fireplace with wood burning stove,

### **Kitchen**

8' 6" x 7' 9" (2.59m x 2.36m)

With window to rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a Butler style sink and drainer unit, built in oven with hob and extractor over, appliance space, tiled splash back areas, wood flooring, door to:

### **First Floor Landing**

With exposed timbers and doors to:

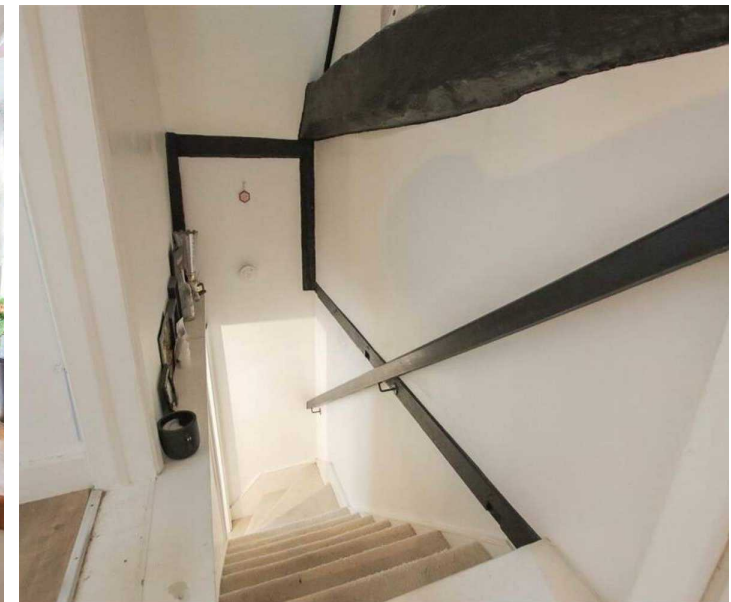
### **Bedroom**

11' 7" x 10' 7" (3.53m x 3.23m)

With window to front aspect with fitted shutter, electric wall heater, exposed timbers, brick fireplace.

### **Bathroom**

With window to rear aspect with fitted shutters. Fitted with a suite comprising roll top claw and ball bath, low flush wc, vanity unit with inset wash hand basin, tiled splash back areas, wood flooring, heated towel rail.







#### **FRONT GARDEN**

Private low maintenance courtyard garden to the front of the property.

#### **COMMUNAL GARDEN**

Attractive communal gardens located to the rear of the property.

#### **ALLOCATED PARKING**

1 Parking Space

Allocated parking located to the rear of the property







## Elliot Heath Estate Agents

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