



Elliot Heath
ESTATE AGENTS

33 New Road, WARE
Guide Price £500,000

33 New Road

WARE, Ware

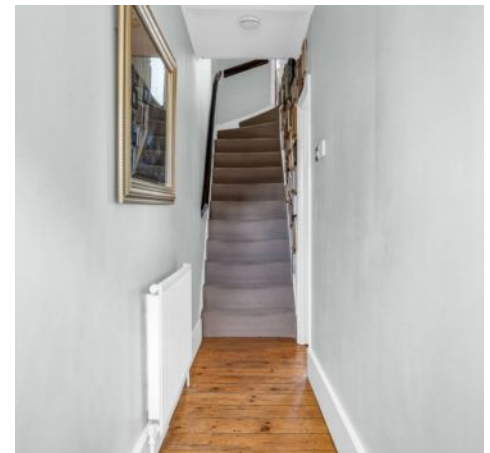
A deceptively spacious Victorian cottage near Ware High Street with contemporary style, character features. 2 beds, cellar, garden, residents' parking. Close to shops, bars, station. Call Elliot Heath on 01920 293333 to view.

Council Tax band: C

Tenure: Freehold

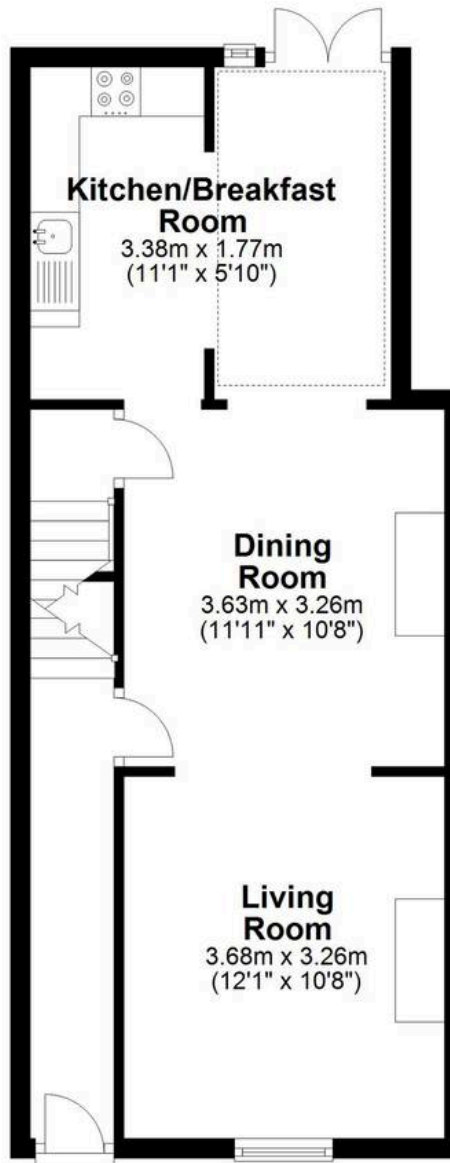
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



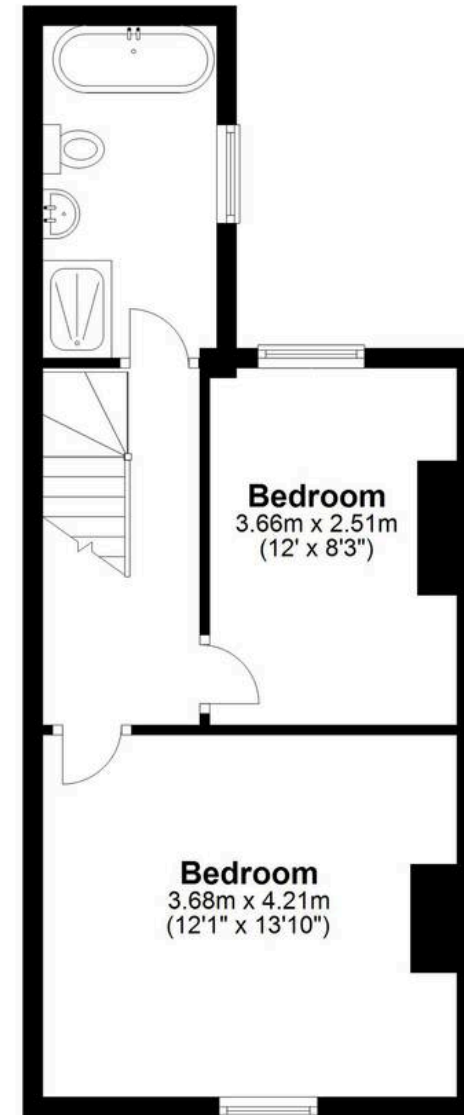
Ground Floor

Approx. 44.0 sq. metres (473.4 sq. feet)



First Floor

Approx. 37.3 sq. metres (402.0 sq. feet)



Basement

Approx. 15.6 sq. metres (168.3 sq. feet)



Total area: approx. 97.0 sq. metres (1043.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Entrance Hallway

With stairs rising to the first floor landing, radiator, stripped wood flooring, door to dining room.

Living Room

12' 1" x 10' 8" (3.68m x 3.26m)

With double glazed timber framed sash window to front aspect with fitted shutters, feature exposed brick fireplace, radiator, coving to ceiling, open to:

Dining Room

11' 11" x 10' 8" (3.63m x 3.26m)

With feature exposed brick fireplace with inset Rayburn stove, exposed timber, radiator, door to family room/office, open to:

Kitchen/Breakfast Room

11' 1" x 5' 10" (3.38m x 1.77m)

With double glazed double doors and window to the rear garden and part glazed roof. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a sink and drainer unit, built in oven with hob and extractor over, appliance space, tiled splash back areas, wood effect flooring, radiator.

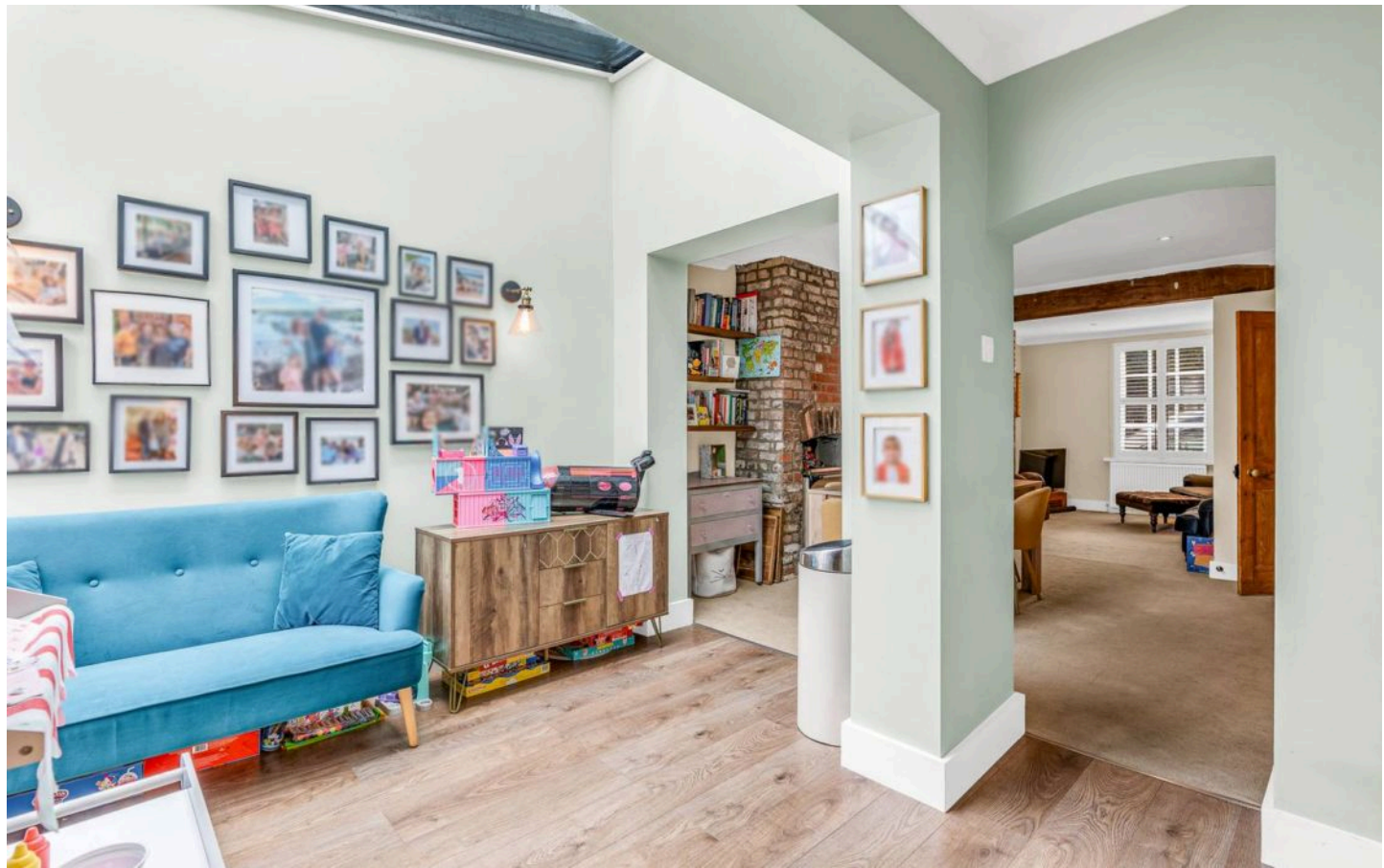
Family Room/Office

11' 7" x 13' 8" (3.54m x 4.16m)

A fully useable cellar that has undergone considerable improvement to offer a habitable and attractive room could lend it's self to a number of uses such as occasional bedroom, office or family room. Accessed from the dining room, window to front aspect, wood effect flooring, cupboards housing meters.

First Floor Landing

Access to fully boarded loft space, doors to:



Bedroom One

12' 1" x 13' 10" (3.68m x 4.21m)

With double glazed timber framed sash window to front aspect with fitted shutters, radiator.

Bedroom Two

12' 0" x 8' 3" (3.66m x 2.51m)

With double glazed window to rear aspect, radiator.

Bathroom

With double glazed window to side aspect with obscure glass. Fitted with a four piece suite comprising roll top bath with mixer tap and shower attachment, separate shower cubicle, low level w.c, pedestal wash hand basin, tiled surrounds, tiled flooring, radiator.





REAR GARDEN

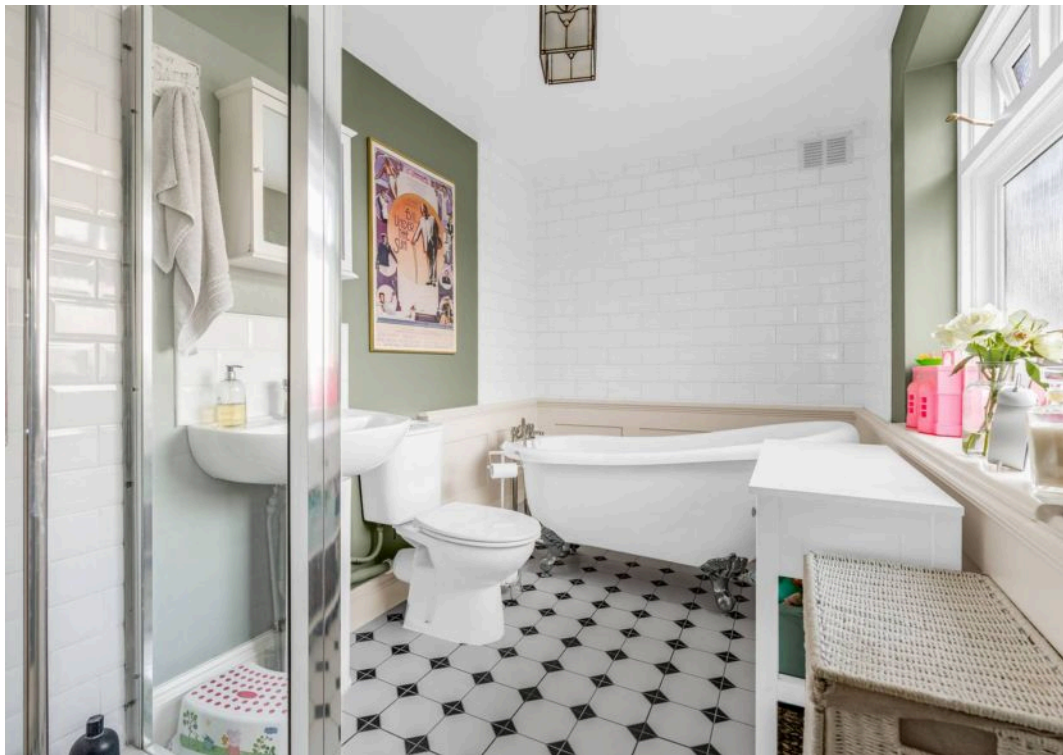
The property enjoys a westerly aspect partly walled rear garden with patio seating area to the immediate rear of the property that in turn leads to a low maintenance garden laid with artificial grass and a brick built store.

PERMIT

1 Parking Space

The property also benefits from resident parking in private car park located just opposite on a first come first served basis.







Elliot Heath Estate Agents

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