



Elliot Heath
ESTATE AGENTS

90 London Road, Ware
Guide Price **£450,000**

90 London Road

Ware, Ware

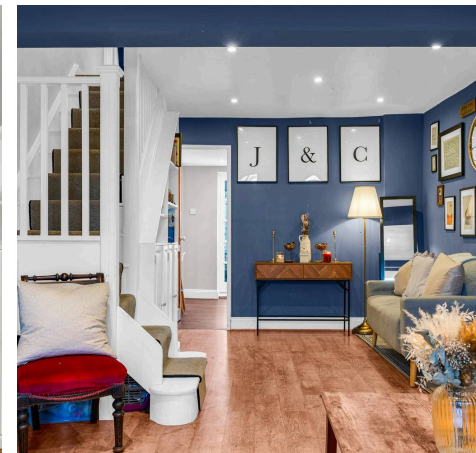
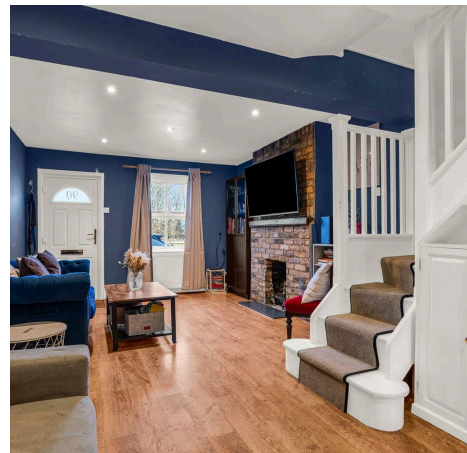
Spacious 3 bed Victorian semi with driveway, close to Ware's mainline station. Features living room with fireplace, kitchen/dining room, river views. Call 01920 293333. Close to town centre.

Council Tax band: C

Tenure: Freehold

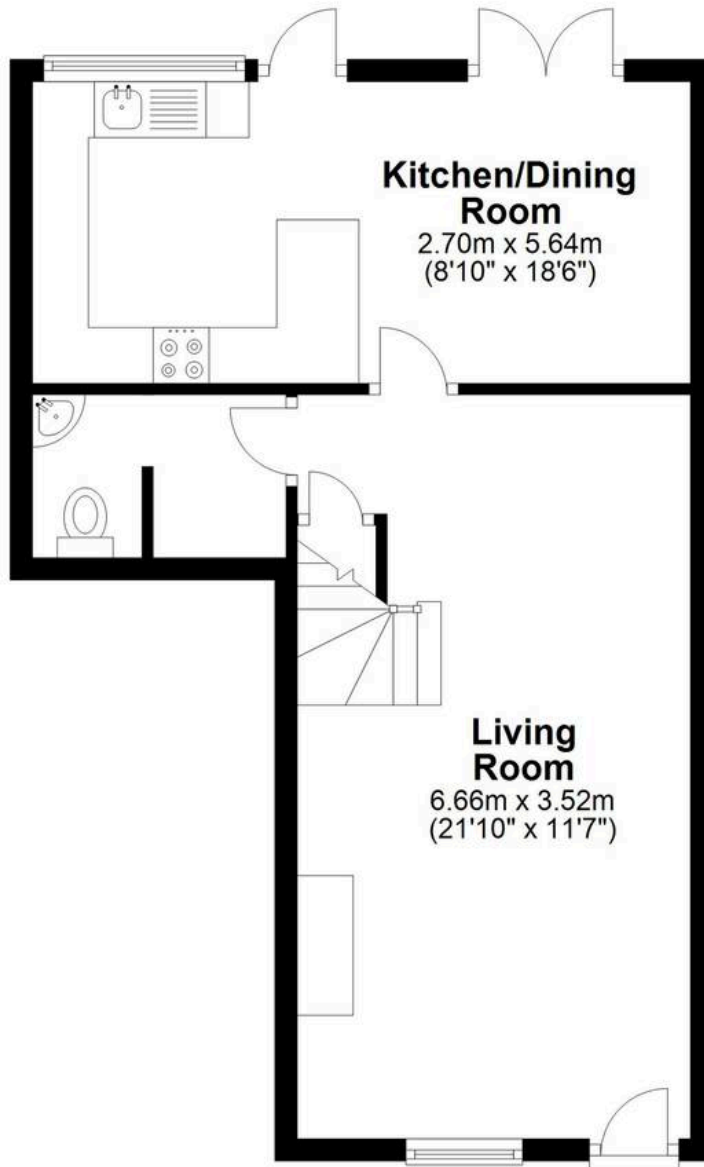
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Ground Floor

Approx. 42.7 sq. metres (459.8 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.6 sq. feet)



Total area: approx. 82.7 sq. metres (890.4 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

Accommodation

Front entrance door to:

Living Room

21' 10" x 11' 7" (6.66m x 3.52m)

With double glazed window to front aspect, radiator, wood flooring, feature brick fireplace, stairs to first floor landing, trap door giving access to stairs to basement room, built in storage cupboard, doors to:

Basement

Useful basement room, accessed via a trap door from living room.

Utility

With appliance space and access to:

Downstairs WC

Fitted with a suite comprising dual flush wc and wall hung wash hand basin.

Kitchen/Dining Room

8' 10" x 18' 6" (2.70m x 5.64m)

With double glazed windows and doors opening onto the courtyard garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, breakfast bar, tiled splash back areas, wood effect flooring, radiator.

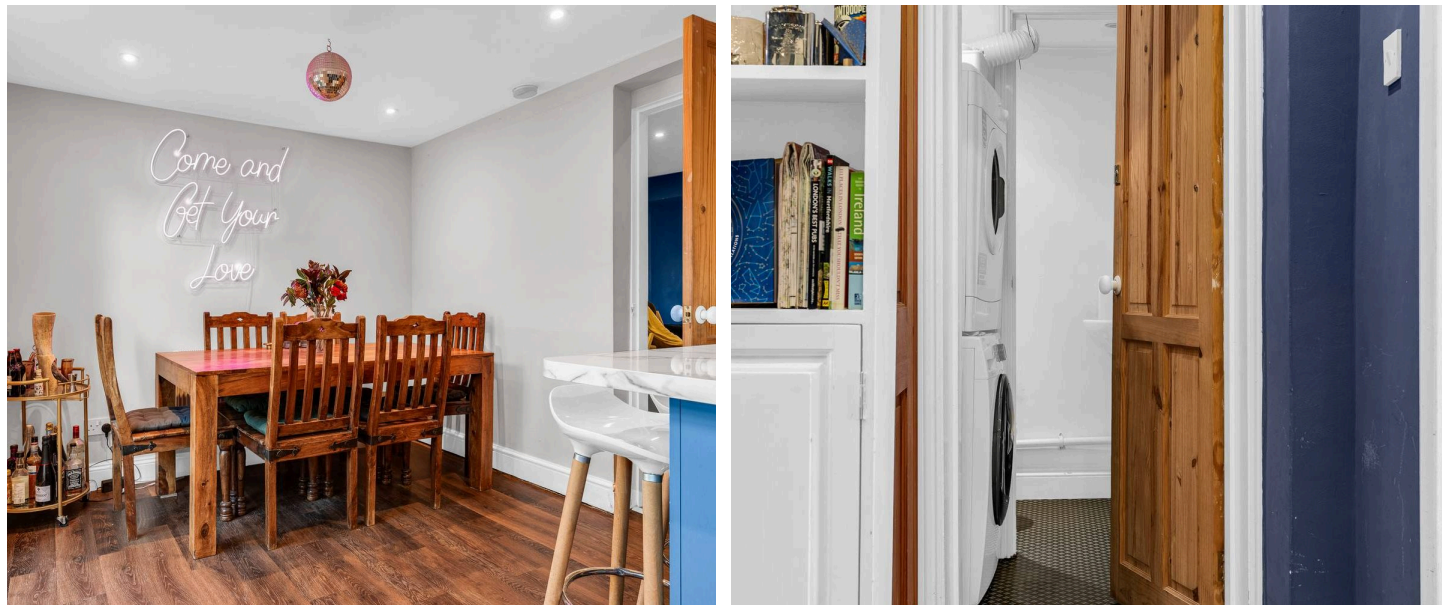
First Floor Landing

With double glazed window to side aspect, loft access, doors to:

Bedroom One

11' 8" x 11' 7" (3.56m x 3.52m)

With double glazed window to front aspect, radiator, fitted with a range of bedroom furniture.



Bedroom Two

8' 10" x 11' 2" (2.70m x 3.40m)

Dual aspect with double glazed windows to front and rear aspect, radiator.

Bedroom Three

9' 2" x 8' 4" (2.80m x 2.54m)

With double glazed window to rear aspect, radiator.

Bathroom

With skylight window. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, wash hand basin with cupboard enclosure under, dual flush wc, tiled splash back areas, wood effect flooring, chrome heated towel rail.





REAR GARDEN

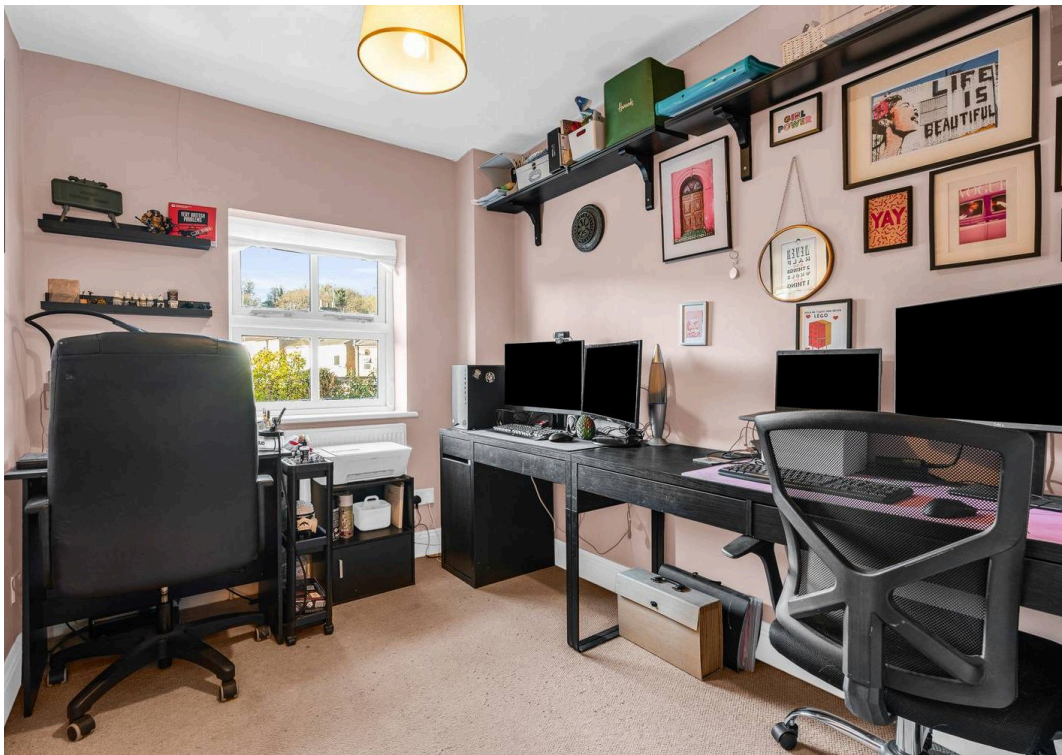
Walled courtyard garden laid with decking.

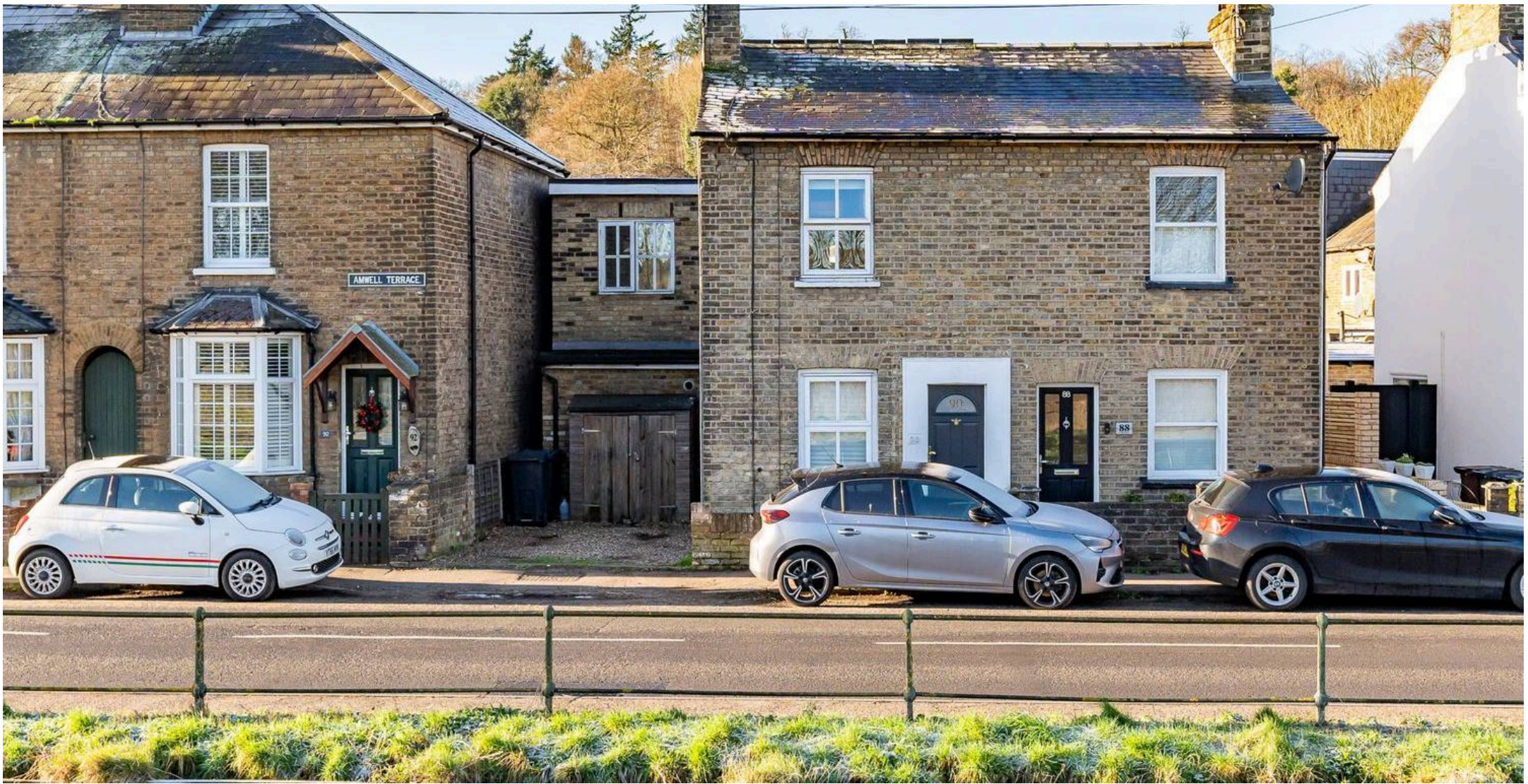
DRIVEWAY

1 Parking Space

Gravel driveway providing off street parking for one vehicle.







Elliot Heath Estate Agents

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