



**Elliot Heath**  
ESTATE AGENTS

**3 Gore Lane Cottages, Barwick**  
Guide Price £390,000

# 3 Gore Lane Cottages

Barwick, Ware

Charming 2-bed character cottage in Barwick village. Period features, 2 reception rooms, kitchen, landscaped garden. Near market towns and London access. Call to view: 01902 293333.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B





### Ground Floor

Area: 39.5 m<sup>2</sup> ... 425 ft<sup>2</sup>

### First Floor

Area: 36.0 m<sup>2</sup> ... 387 ft<sup>2</sup>

Total Area: 75.5 m<sup>2</sup> ... 812 ft<sup>2</sup>

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](http://www.matthewkyle.co.uk)

## Accommodation

Wooden part glazed leaded entrance door to:

### Living Room

13' 1" x 11' 11" (3.99m x 3.62m)

With UPVC double glazed leaded window to front aspect with bespoke plantation shutters, feature fireplace, exposed wood floorboards, door to:

### Dining Room

12' 9" x 12' 9" (3.88m x 3.89m)

With stairs rising to first floor landing, fireplace with exposed brick surround, tiled hearth and inset multi-fuel burner, wooden flooring, fitted understairs storage and shelving, open to:

### Kitchen

11' 7" x 7' 9" (3.52m x 2.36m)

With UPVC double glazed window and UPVC double glazed french doors to rear aspect opening onto the garden. Fitted with a range of wall and base storage units with solid timber work surfaces over incorporating an inset Butler style sink unit, integrated electric oven and microwave, inset electric hob with extractor hood over, integrated fridge-freezer, washing machine and slimline dishwasher, radiator, wood flooring, tiled splash back areas.

### First Floor Landing

With doors to:

### Bedroom One

13' 0" x 11' 11" (3.96m x 3.62m)

With UPVC double glazed leaded window to front aspect with bespoke plantation shutters, radiator, feature fireplace with exposed brickwork and tiled hearth.



**Bedroom Two**

9' 0" x 12' 10" (2.74m x 3.90m)

With UPVC double glazed leaded window with bespoke plantation shutters to rear aspect, radiator, built in storage cupboard and loft access.

**Bathroom**

With UPVC double glazed leaded window with obscure glass and bespoke plantation shutters to rear aspect. Fitted with a suite comprising free-standing roll top bath with mixer tap and shower attachment, a fully tiled shower cubicle with wall mounted thermostatically controlled shower, vanity unit with inset wash hand basin, low level wc, heated towel rail/radiator, wood flooring and extractor.



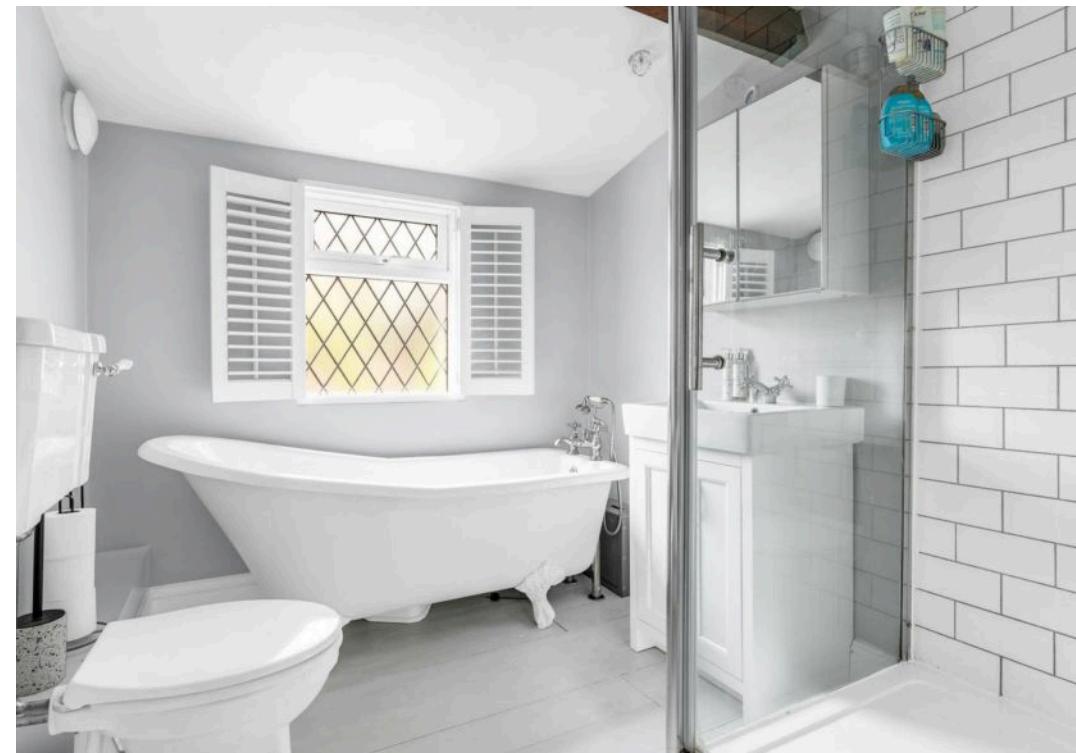


## REAR GARDEN

Fully enclosed by timber fencing with side access. Decked, slate and lawn areas with raised planters and shrub border, timber garden shed and log store. With lovely views over countryside to the rear.

## ON STREET







## Elliot Heath Estate Agents

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