



**Elliot Heath**  
ESTATE AGENTS

**36 Bowling Road, Ware**  
Guide Price **£385,000**

# 36 Bowling Road

Ware, Ware

Extended two-bedroom character home near Ware High Street and mainline station to London Liverpool Street. Finished to a high standard with landscaped gardens and a useful rear garden studio. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

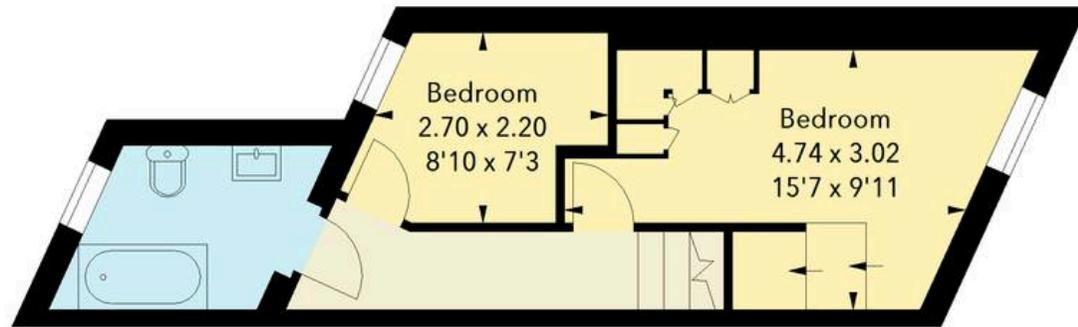
EPC Environmental Impact Rating: D



# Bowling Road, SG12

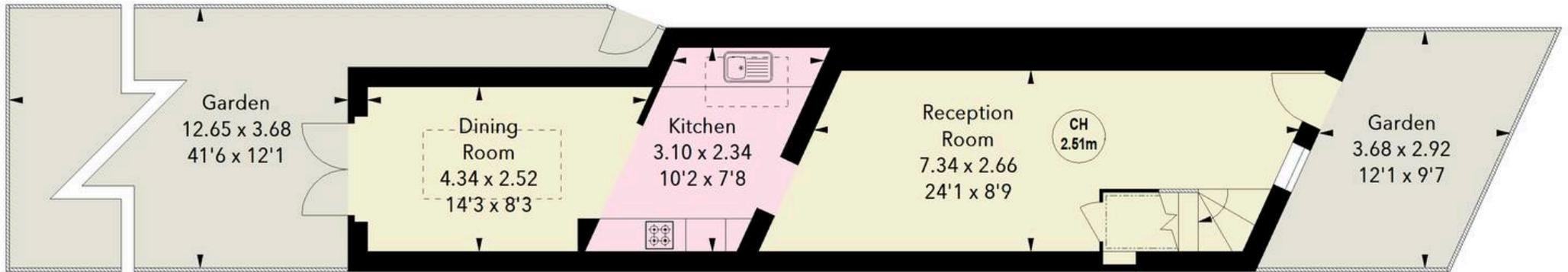
Approximate Area = 66.24 sq m / 713 sq ft

Key :  
CH - Ceiling Height



## First Floor

Approx. 27.78 sq m / 299 sq ft



## Ground Floor

Approx. 38.46 sq m / 414 sq ft

Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.

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## Accommodation

Front entrance door giving access to:

### Living Room

9' 0" x 23' 10" (2.74m x 7.26m)

With double glazed sash window to front aspect, stairs rising to first floor landing, under stairs storage cupboard, wood flooring, feature fireplace, radiator, open to:

### Kitchen

10' 2" x 7' 8" (3.10m x 2.34m)

With skylight window. Comprehensively fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, tiled splash back areas, tiled flooring, open to:

### Dining Room

14' 3" x 8' 3" (4.34m x 2.51m)

With atrium style skylight window and double doors opening onto the rear garden, radiator, wood flooring, feature fireplace.

### First Floor Landing

With doors to:

### Bedroom One

10' 3" x 14' 9" (3.12m x 4.49m)

With double glazed sash window to front aspect, radiator, fitted wardrobe cupboards.

### Bedroom Two

7' 5" x 9' 1" (2.26m x 2.76m)

With double glazed sash window to rear aspect, radiator.

### Bathroom

With double glazed sash window with obscure glass to rear aspect. Fitted with a suite comprising panel enclosed bath with shower over, vanity unit with inset wash hand basin, low flush wc, fully tiled, heated towel rail.





#### FRONT GARDEN

The property benefits from a low maintenance front garden enclosed by a brick wall with wrought iron gated access.

#### REAR GARDEN

The rear garden has been thoughtfully landscaped with artificial lawn, raised beds and a useful detached studio located to the rear.









## Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

[hello@elliotheath.co.uk](mailto:hello@elliotheath.co.uk)

[elliotheath.co.uk](http://elliotheath.co.uk)