



Elliot Heath
ESTATE AGENTS

24 Vicarage Road, WARE
Guide Price **£475,000**

24 Vicarage Road

WARE, Ware

Bay-fronted Victorian home with 3 bedrooms, living & dining rooms, kitchen to garden, utility, and bathroom. Double glazing, gas heating, gardens.

Walk to Ware High Street & station.

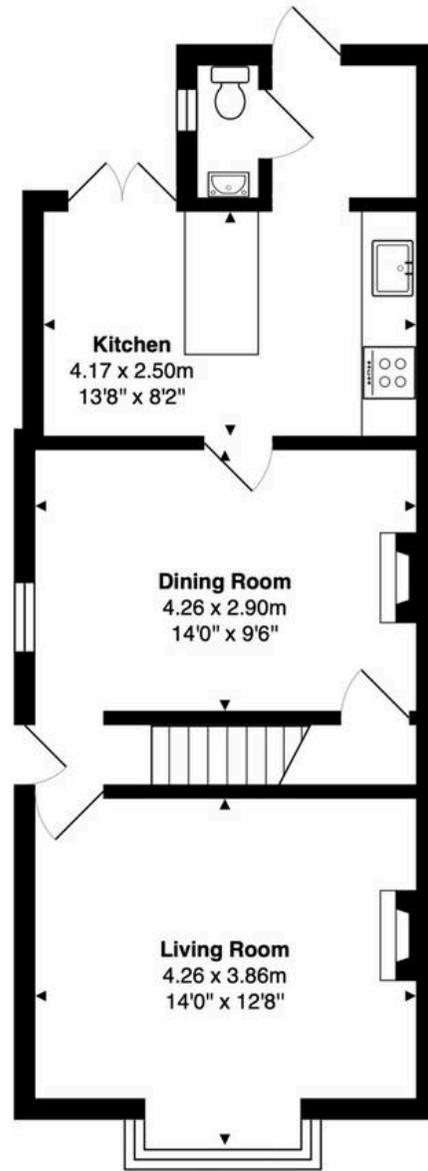
Council Tax band: C

Tenure: Freehold

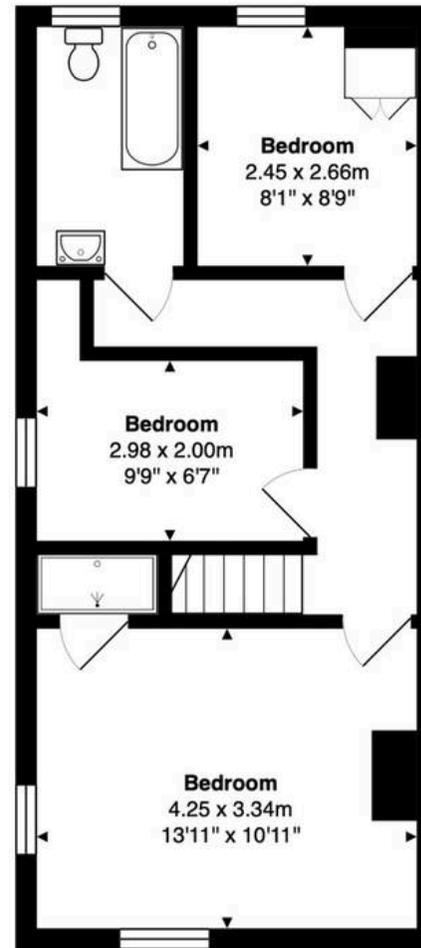
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor
Area: 46.8 m² ... 504 ft²



First Floor
Area: 42.7 m² ... 460 ft²

Total Area: 89.5 m² ... 963 ft²

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 Lobby

With stairs rising to first floor landing and door giving access to:

Living Room

14' 0" x 12' 8" (4.26m x 3.86m)

With double glazed box bay window to front aspect, two radiators, feature open fireplace with pine surround and quarry tiled hearth.

Dining Room

14' 0" x 9' 6" (4.26m x 2.90m)

With double glazed window to side aspect, radiator, built in understairs storage cupboard, attractive brick fireplace, door to:

Kitchen

13' 8" x 8' 2" (4.17m x 2.50m)

With double glazed double doors opening onto the rear garden. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a Butler style sink and drainer unit, built in oven, appliance space, tiled splash back areas, radiator, open to:

Rear Lobby/Utility

With door giving access to the rear garden, tiled flooring, space and plumbing for washing machine, wall mounted boiler, door to:

Downstairs WC

With double glazed window with obscure glass. Fitted with a suite comprising dual flush wc, wash hand basin, tiled splash back areas, tiled flooring, radiator.

First Floor Landing

With loft access and doors to:



Bedroom One

13' 11" x 10' 11" (4.25m x 3.34m)

Dual aspect with double glazed windows to front and side aspect, radiator, access to the over stairs shower cubicle with power shower, glass screen and extractor fan.

Bedroom Two

9' 9" x 6' 7" (2.98m x 2.00m)

With double glazed window to side aspect, radiator.

Bedroom Three

8' 0" x 8' 9" (2.45m x 2.66m)

With double glazed window to rear aspect, radiator, airing cupboard housing pre-lagged copper cylinder serving domestic hot water.

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, wc, pedestal wash hand basin, tiled splash back areas, heated towel rail.



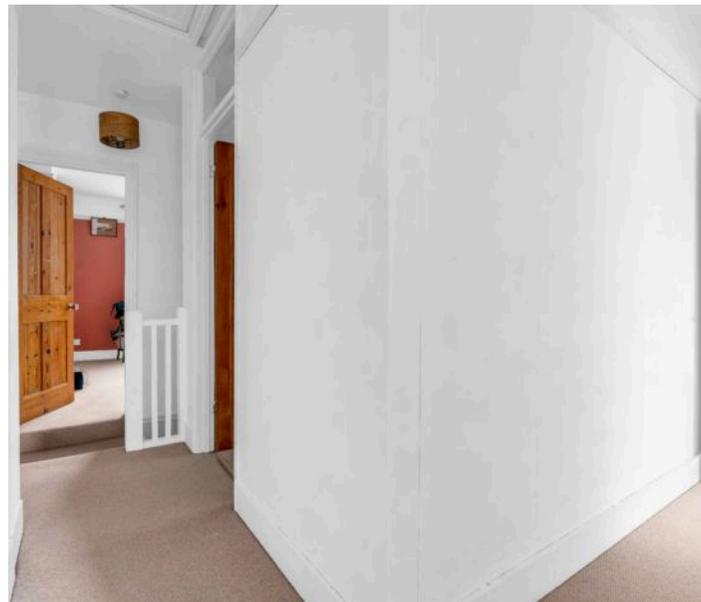


FRONT GARDEN

Low maintenance front garden with pedestrian right of way to the side of the property which gives access to the rear garden.

REAR GARDEN

A cottage style garden with lawn and paved areas, raised flower beds, water butt and garden shed.







Elliot Heath Estate Agents

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