



*55 Upper Bacchus, Colliers End
Hertfordshire*

In Excess of £310,000

55 Upper Bacchus

Colliers End, Hertfordshire

Ensum Brown offer this charming & characterful one bedroom cottage peacefully positioned in the desirable village of Colliers End. Features include an entrance porch, open-plan lounge/diner, re-fitted kitchen & shower room. Pretty front garden & residents' parking. Ideal first-time purchase!

Tenure: Freehold



PROPERTY INSIGHT

Ensum Brown delighted to offer this charming Grade II listed one bedroom character cottage peacefully positioned in the village of Colliers End within a short drive of the neighbouring towns of Ware, Hertford and Buntingford. The property has been superbly maintained and upgraded by the present owner with benefits including double glazing throughout and central heating. An internal viewing is highly recommended to fully appreciate all that this lovely house has to offer.

Approaching this quaint cottage you are greeted with a white picket fence that leads you into the well-maintained front garden that has a patio area for outdoor dining, ideal in the warmer months of the year.

Going through the front door you will find a porch with wood flooring, storage units and a coat rack. A stable-type door then leads into the good-sized open-plan living/dining room which has a beautiful log burner situated in a feature open brick fireplace with decorative hearth. This is a very cosy room with space for a small dining table and chairs. Full of character features, the wood flooring goes beautifully with the oak cottage doors setting the tone perfectly and the double glazed patio doors open on to the front garden.

A latch door opens to the modern and stylishly re-fitted kitchen which has been tastefully decorated with grey units and black worktops incorporating a ceramic 1 1/4 bowl sink with drainer and chrome mixer tap. There is an electric hob, butler sink and space for a fridge/freezer. There's also an integrated fridge and built-in oven with 4-ring hob and extractor over. An open staircase leads up to the first floor accommodation and the under-stairs storage cupboard has space for a freestanding freezer and microwave.

Moving upstairs via the turning staircase, there is a spacious double bedroom that has been neutrally decorated. This bedroom has many attractive features including a feature fireplace, unique light fitting and a panelled ceiling along with a double glazed window to the front aspect. There is also plenty of space for freestanding wardrobes and furniture.





On this level you will also find the tastefully re-fitted shower room boasting a wash hand basin with chrome hot/cold taps and storage cupboard under, low level push flush WC and an enclosed shower cubicle with Mira electric wall-mounted shower. Other benefits include a chrome heated towel rail, built-in storage cupboard and spotlights, tiled flooring and partly-tiled walls. There's also a loft hatch providing access to the loft space. An airing cupboard houses the boiler and hot water tank.

Externally there is a pretty front garden which is low maintenance along with a spacious communal garden across from the property which is shared amongst residents and is kept in great condition. There is also designated residents' parking area with parking for 2 vehicles.

Please contact us to arrange your accompanied viewing appointment, we can assure you that you won't be disappointed!



LOCATION - NEAREST TOWN: WARE

The beautiful market town of Ware, Hertfordshire, is one of the oldest continuously occupied sites in Europe, dating back to the Mesolithic period, around 4000BC. Today, Ware is a bustling market and riverside town with a population of around 19,000. Ware is located off the A10, with the popular town of Hertford just 3 miles up the road.

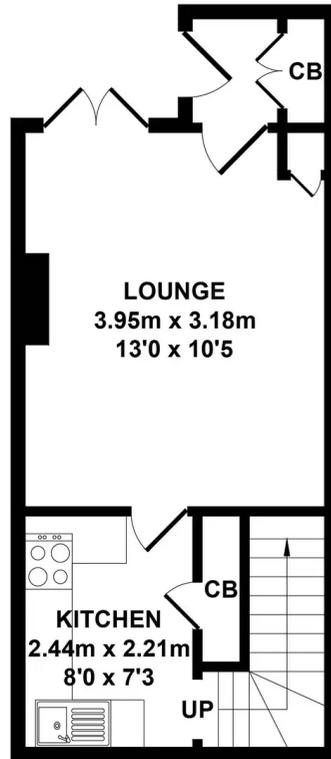
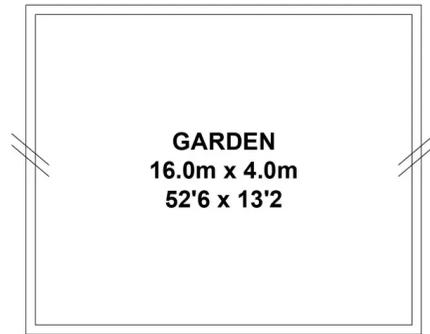
The town is one of the areas most popular and you really do have the best of both worlds, surrounded by the beautiful Hertfordshire countryside, but well connected to London. If you are a commuter or just like to have regular day trips to London you are just 20 miles away by car and with very easy access by Ware train station to London Liverpool Street (approx. 45 mins) or if you prefer from Hertford East station to Liverpool street (approx. 49 mins) or Hertford North Finsbury Park/Kings Cross (approx. 35 mins). Unlike many towns, Ware has a bustling high street and very much has a social 'café' culture.

There is a superb combination of national and local independent stores, restaurants and bars. Of course, there are also all the other amenities anyone could need in the town including a library, doctors, dentists, superstores as well as having Hanbury Manor Hotel and golf course and East Herts golf course just down the road. There are multiple parks and playing fields, Wodson Park sports and leisure centre, walks and stunning locations to sit by or be on the river Lea which runs through the town and surrounding countryside.

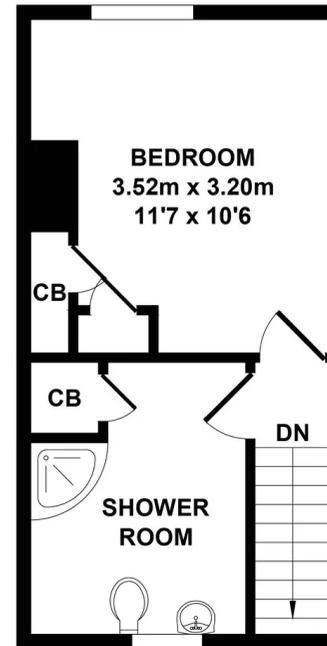
With regards to education, you are in one of the best places in the country. You have the prestigious Presdales secondary and sixth form school for girls and Chauncy secondary and sixth form. Of course there are also multiple nursery's and well regarded primary schools.







GROUND FLOOR
APPROX. FLOOR
AREA 22.30 SQ.M.
(240 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 20.60 SQ.M.
(222 SQ.FT.)

TOTAL APPROX. FLOOR AREA 42.90 SQ.M. (462 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.