



Elliot Heath
ESTATE AGENTS

6 Vicarage Road, WARE
Guide Price **£450,000**

6 Vicarage Road

WARE, Ware

Charming 2-double bed Victorian home near town centre and train station. Features 2 reception rooms, fitted kitchen, utility area, downstairs wc, first floor bathroom, south-facing garden.

Council Tax band: C

Tenure: Freehold

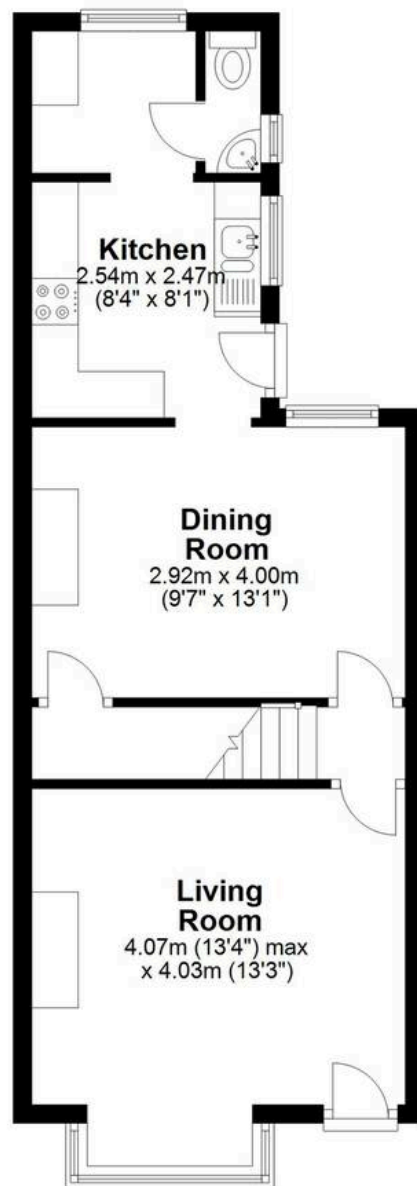
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



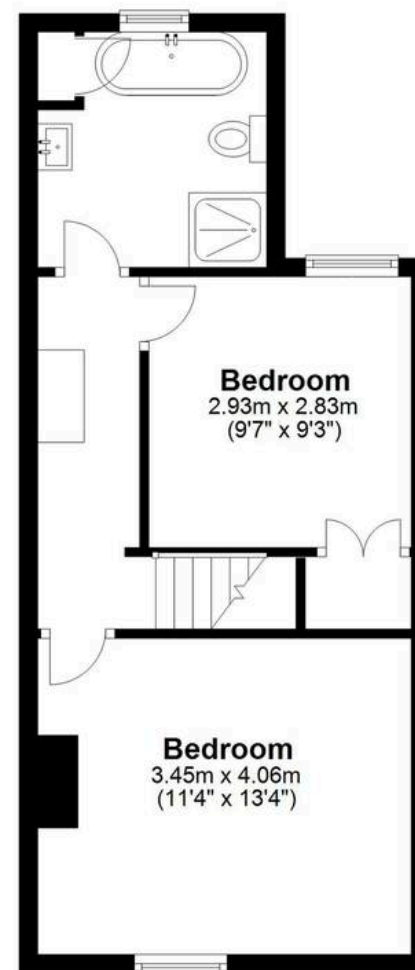
Ground Floor

Approx. 40.5 sq. metres (436.0 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.5 sq. feet)



Total area: approx. 77.3 sq. metres (831.5 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 giving access to:

Reception Room

13' 3" x 13' 3" (4.05m x 4.03m)

With double glazed box bay window to front aspect, double radiator, feature fireplace with built in storage and shelving to alcoves. door to:

Inner Lobby

With stairs rising to first floor landing and door to:

Dining Room

13' 2" x 9' 7" (4.02m x 2.91m)

With double glazed window to rear aspect, double radiator, under stairs storage cupboard, feature fireplace, exposed wood flooring, steps to:

Kitchen

8' 4" x 8' 1" (2.54m x 2.47m)

With double glazed window to side aspect and part glazed door to garden. Fitted with a range of wall and base storage units with work surfaces over incorporating one and a half bowl single drainer sink unit with mixer tap, built in oven with gas four ring hob and extractor over, space for dishwasher, tiled flooring, tiled splashback areas, open to:

Utility

With double glazed window to rear aspect, space and plumbing for automatic washing machine and space for fridge/freezer. tiled flooring, door to:

Downstairs WC

With double glazed window to side aspect. Fitted with a suite comprising wc and wash hand basin, tiled flooring.

First Floor Landing

With access to loft space and doors to:



Bedroom One

13' 3" x 11' 4" (4.05m x 3.45m)

With double glazed window to front aspect, radiator.

Bedroom Two

9' 7" x 9' 3" (2.93m x 2.83m)

With double glazed window to rear aspect, radiator, built-in storage cupboard.

Bathroom

Fitted with a suite comprising roll top bath with shower attachment, high level w.c., pedestal wash hand basin, separate shower cubicle. Exposed wood and tiled flooring, part tiled walls, chrome heated towel rail. Cupboard housing combi-boiler.





FRONT GARDEN

With a walled front garden.

REAR GARDEN

Southerly aspect low maintenance rear garden that is laid to patio with fenced boundaries, timber garden store, gated access.







Elliot Heath Estate Agents

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