



**Elliot Heath**  
ESTATE AGENTS

**55 Upper Bacchus, Colliers End**  
Guide Price **£270,000**



# 55 Upper Bacchus

Ware

Delightful Grade II Listed character cottage in Colliers End village near A10. Features fireplace, fitted kitchen, double bedroom, large shower room, garden with shed, parking, and loft storage. Close to Ware and London transport links. Call 01920 293333 to view.

Council Tax band: C

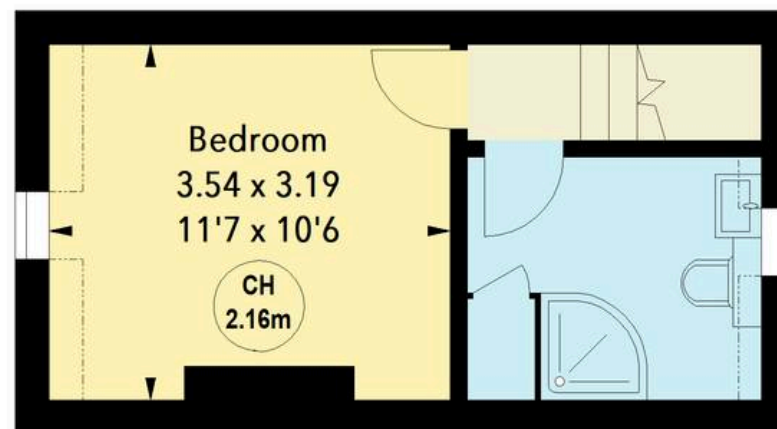
Tenure: Freehold



# Upper Bacchus, SG11

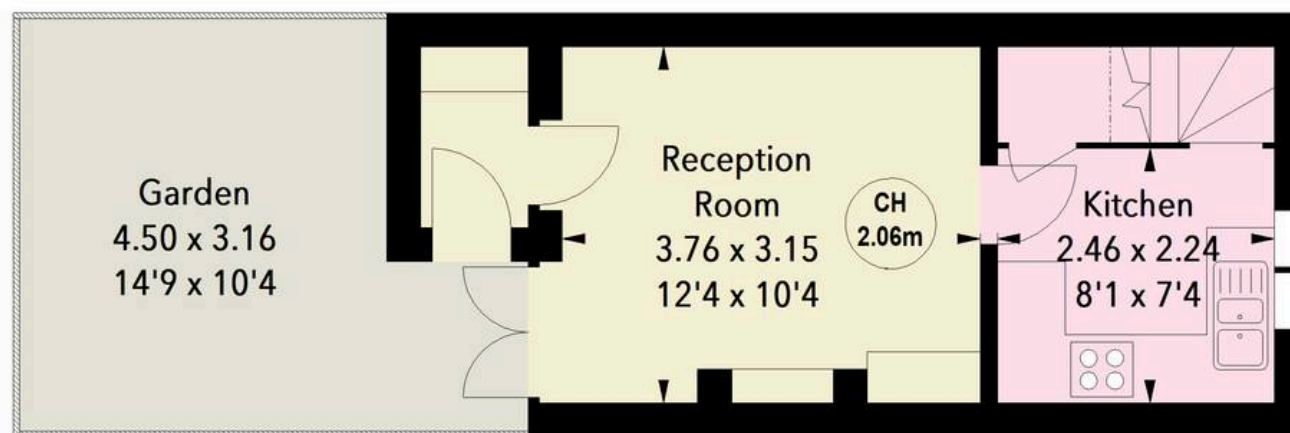
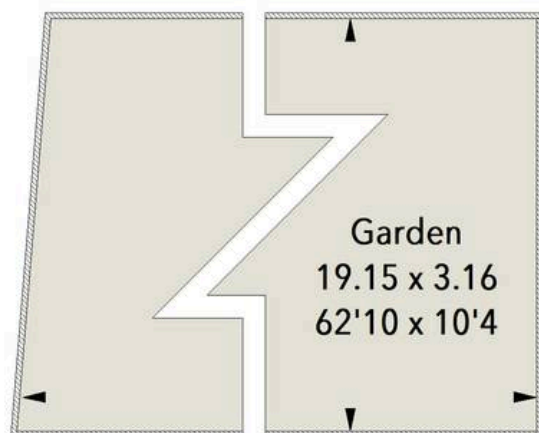
Approximate Area = 41.99 sq m / 452 sq ft

Key :  
CH - Ceiling Height



## First Floor

Approx. 19.88 sq m / 214 sq ft



## Ground Floor

Approx. 22.11 sq m / 238 sq ft

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

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### Entrance Porch

With wood flooring, built in storage cupboard, radiator, door to;

### Reception Room

12' 4" x 10' 4" (3.76m x 3.15m)

With double glazed French doors opening out to the front garden, brick feature fireplace with multi fuel stove, wood flooring, built in shelving and storage units, exposed timber. Door to:

### Kitchen

8' 1" x 7' 4" (2.46m x 2.24m)

With double glazed window to rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating an inset one & a half bowl stainless steel sink unit with mixer taps, built in oven with electric ceramic hob and extractor over, space for washing machine and fridge, tiled splash back areas, wood flooring, exposed timbers. Stairs leading to:

### First Floor Landing

With radiator. Doors to:

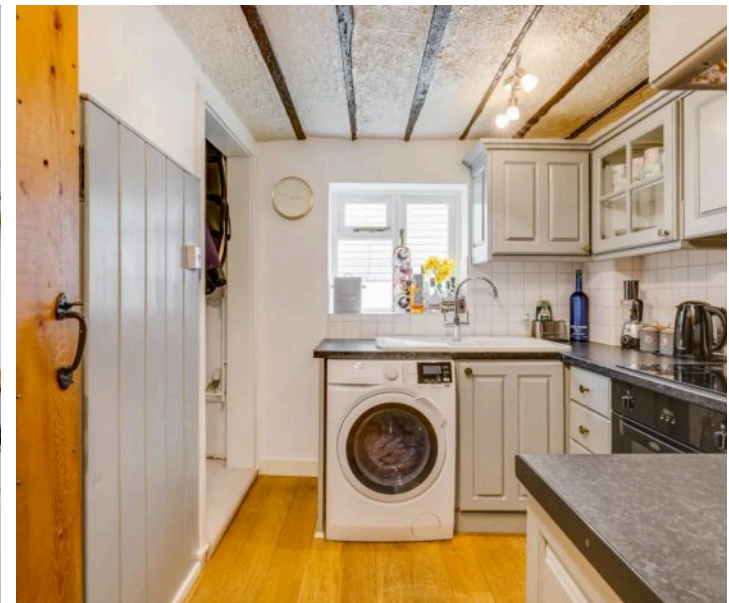
### Bedroom

11' 7" x 10' 6" (3.53m x 3.20m)

With double glazed window to front aspect, cast iron feature fireplace, radiator.

### Shower Room

Fitted with a suite comprising large shower cubicle, vanity unit with inset wash hand basin, concealed cistern WC, heated towel rail, tiled splash back areas, tiled flooring, airing cupboard. Loft hatch giving access to the boarded loft with power connected.







## GARDEN

To the front there is a courtyard style garden with space for patio furniture and flower borders. Good size communal garden located opposite the property with wood store and separate garden shed.

## OFF STREET

2 Parking Spaces

Allocated parking in the parking area at end of the driveway.











## Elliot Heath Estate Agents

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