



Elliot Heath
ESTATE AGENTS

71 Star Street, Ware
Guide Price **£415,000**

71 Star Street

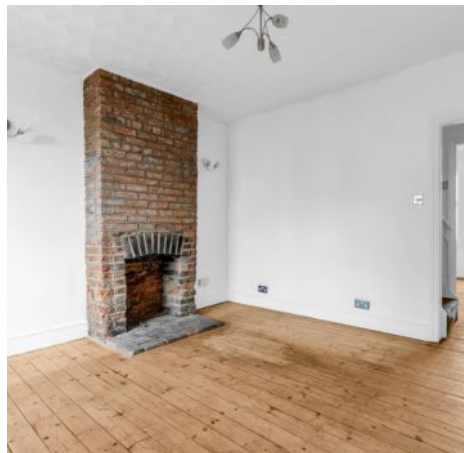
Ware, Ware

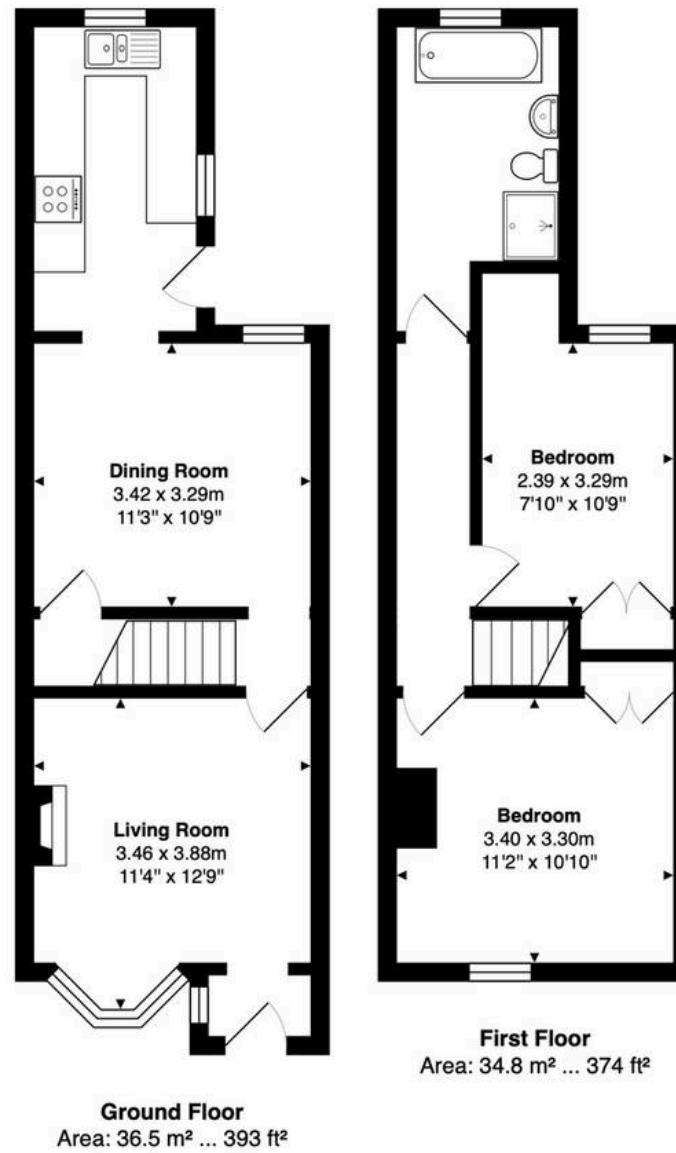
Charming 2-bed Victorian home near Ware town centre & train station. Features living room, dining room, kitchen, spacious bathroom, front & rear gardens. Potential for off-street parking. No chain. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Total Area: 71.2 m² ... 767 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 double glazed window to side aspect, open to:

Living Room

11' 4" x 12' 9" (3.46m x 3.88m)

With double glazed bay window to front aspect, radiator, attractive brick fireplace, wood flooring, door to:

Dining Room

11' 3" x 10' 10" (3.42m x 3.29m)

With double glazed sash window to rear aspect, two radiators, stairs rising to first floor landing, under stairs storage cupboard, wood flooring, open to

Kitchen

Dual aspect with double glazed window to rear aspect and double glazed sash window and door to side aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, cupboard housing wall mounted boiler, tiled splash back areas, tiled flooring.

First Floor Landing

With wood flooring and doors to:

Bedroom One

11' 2" x 10' 10" (3.40m x 3.30m)

With double glazed sash window to front aspect, radiator, wood flooring, built in wardrobe cupboards.

Bedroom Two

7' 10" x 10' 10" (2.39m x 3.29m)

With double glazed sash window to rear aspect, radiator, built in wardrobe cupboards, wood flooring.

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, separate shower cubicle, vanity unit with inset wash hand basin, dual flush wc, chrome heated towel rail, tiled walls, wood effect flooring.





GARDEN

Low maintenance front garden laid with shingle and paving, gated access to the rear garden.

REAR GARDEN

The rear garden is of a good size with a timber garden shed located at the rear.

OFF STREET

1 Parking Space

Potential off street parking to the side of the property subject to permission being granted to install a dropped kerb.





Elliot Heath Estate Agents

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

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk