



Elliot Heath
ESTATE AGENTS

47 Baldock Street, Ware

Guide Price **£650,000**

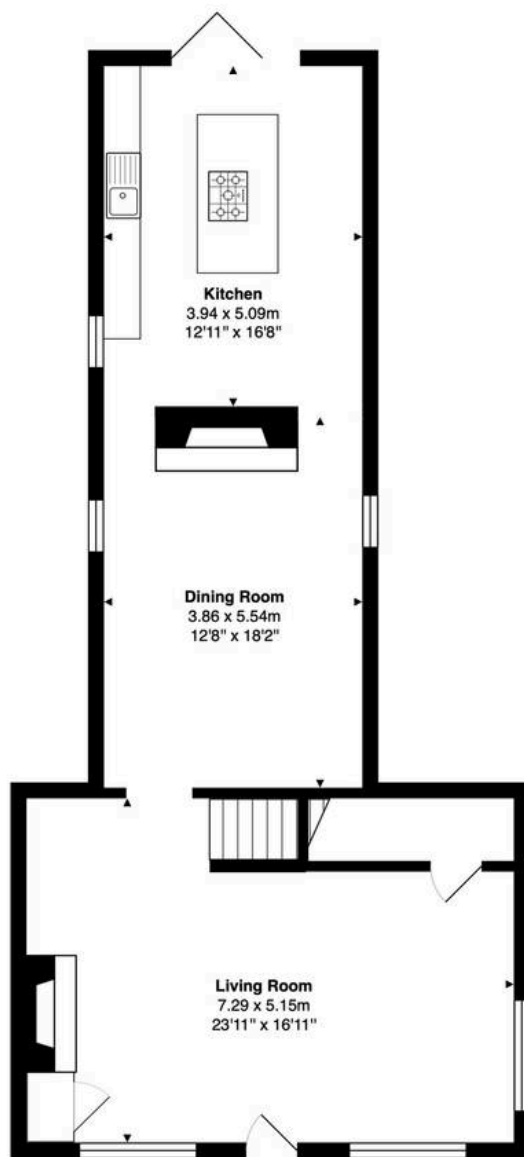
47 Baldock Street

Ware

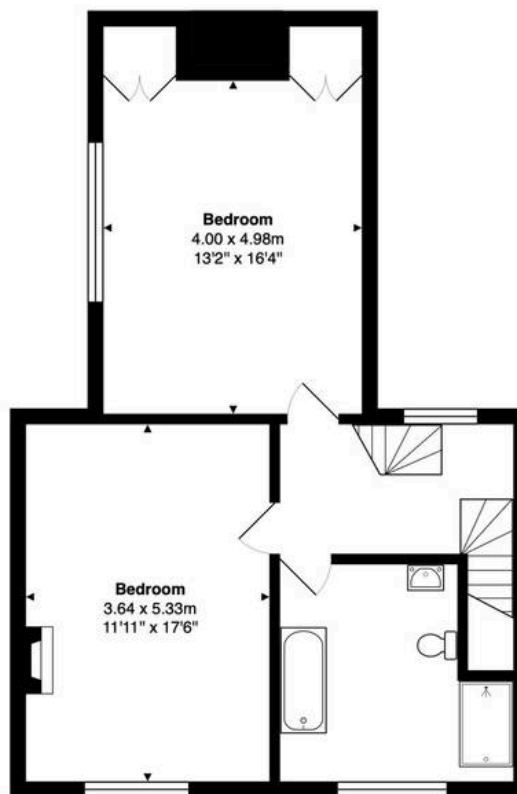
Stunning Grade II Listed 4-bed in Ware town centre. Fully renovated with luxury kitchen, bi-folds to garden, wood-burner, two designer bathrooms & private parking. Period charm meets modern living. Council Tax band: TBD

Tenure: Freehold





Ground Floor
Area: 79.9 m² ... 860 ft²



First Floor
Area: 60.6 m² ... 652 ft²



Second Floor
Area: 47.1 m² ... 507 ft²

Total Area: 187.5 m² ... 2019 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

Accommodation

Private front entrance door to:

Living Room

23' 11" x 16' 11" (7.29m x 5.15m)

Dual aspect with two windows to front aspect and window to side aspect, herringbone flooring, two radiators, two built in storage cupboards, exposed timbers, brick fireplace housing a wood burning stove, stairs to first floor landing, steps up to:

Dining Room

12' 8" x 18' 2" (3.86m x 5.54m)

Dual aspect with windows to both sides, feature fireplace, exposed timbers, radiator, herringbone flooring, open to:

Kitchen

12' 11" x 16' 8" (3.94m x 5.09m)

With window to side aspect and bi fold doors opening into the rear garden. Fitted with a range of wall and base storage units with Quartz work surfaces over incorporating a sink and drainer unit, fully integrated with brand new appliances to include dishwasher, washer/dryer, oven/grill, microwave and induction hob with integral extraction, American style fridge/freezer with water plumbed, island unit/breakfast bar, herringbone flooring, two vertical radiators, exposed timbers.

First Floor Landing

With window to rear aspect, stairs rising to second floor landing, exposed timbers, radiator, doors to:

Bedroom One

13' 1" x 16' 4" (4.00m x 4.98m)

With window to side aspect, radiator, built in wardrobe cupboards.



Bedroom Two

11' 11" x 17' 6" (3.64m x 5.33m)

With window to front aspect, feature fireplace, exposed timbers, radiator.

Bathroom

With window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, separate shower cubicle, concealed cistern wc, pedestal wash hand basin, mirror with Bluetooth connectivity, shaver power point, tiled splash back areas, heated towel rail, radiator, exposed timbers.

Second Floor Landing

With window to front aspect, radiator, exposed timbers, doors to:

Bedroom Three

11' 4" x 14' 0" (3.45m x 4.26m)

With window to side aspect, radiator, feature fireplace.

Bedroom Four

12' 6" x 10' 0" (3.81m x 3.06m)

With window to front aspect, radiator, exposed timbers.

Bathroom

Fitted with a suite comprising panel enclosed bath, low flush wc, wall hung wash hand basin, mirrored cabinet with Bluetooth connectivity, tiled splash back areas, radiator.





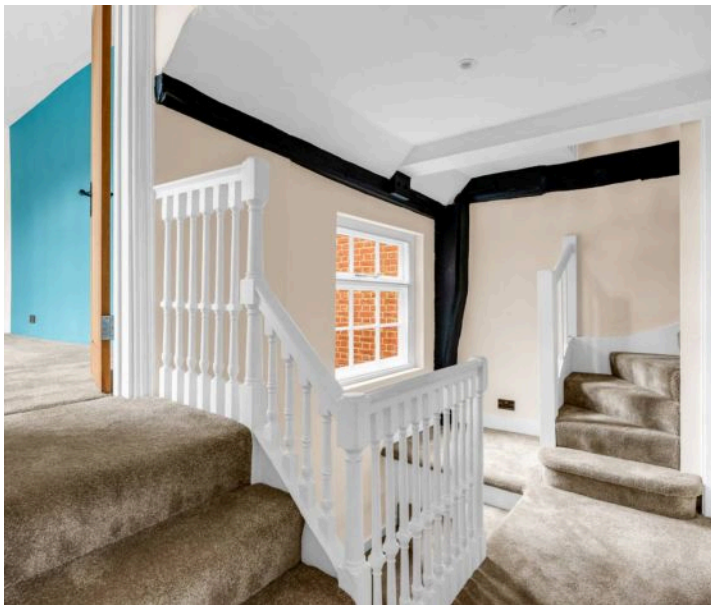
REAR GARDEN

Landscaped low maintenance rear garden laid with artificial lawn and paved patio seating area. Gated access to the rear.

OFF STREET

1 Parking Space

Private parking.





Elliot Heath Estate Agents

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