



**Elliot Heath**  
ESTATE AGENTS

**45 Priory Street, WARE**  
Guide Price **£435,000**

# 45 Priory Street

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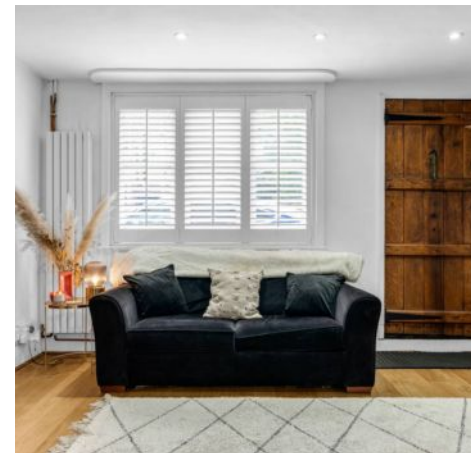
Charming Grade II Listed 2-bed semi-detached cottage with period features. Living room, dining room, kitchen, shower room, private rear garden. Convenient location near amenities & transport links.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





**Ground Floor**  
 Area: 41.7 m<sup>2</sup> ... 448 ft<sup>2</sup>

**First Floor**  
 Area: 40.9 m<sup>2</sup> ... 440 ft<sup>2</sup>

Total Area: 82.5 m<sup>2</sup> ... 888 ft<sup>2</sup>

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](http://www.matthewkyle.co.uk)

### Accommodation

With private front entrance door to:

#### Living Room

14' 1" x 12' 0" (4.28m x 3.66m)

With window to front aspect with fitted shutters, exposed brick fireplace with wood burning stove, vertical radiator, wood flooring, exposed timbers, original doors throughout, large built in storage cupboard, door to:

#### Inner Hall

With stairs rising to first floor landing with exposed timbers, built in understairs storage cupboard, open to the dining room and door to:

#### Shower Room

With window to side aspect with obscure glass. Fitted with a suite comprising large walk in shower, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled walls, wood flooring, heated towel rail.

#### Dining Room

10' 1" x 8' 10" (3.08m x 2.69m)

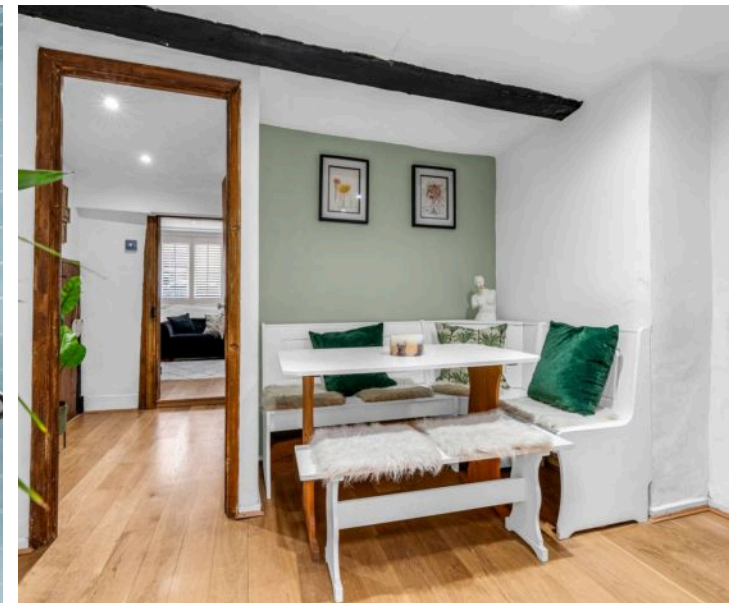
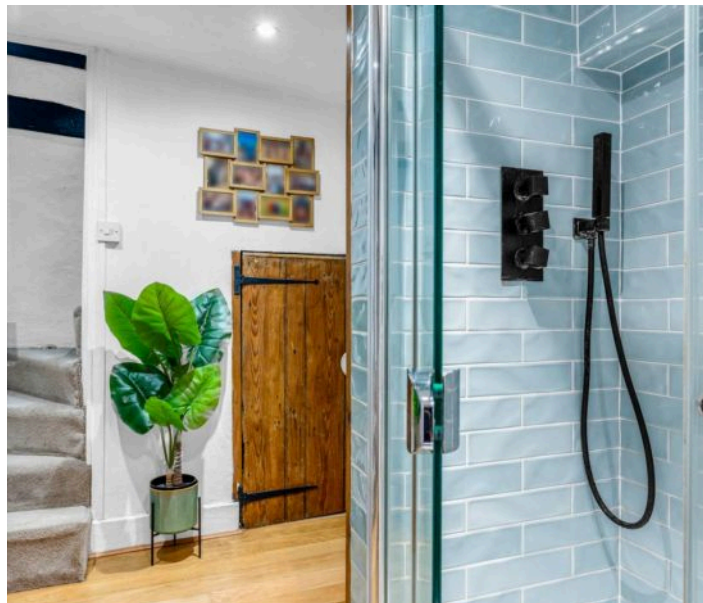
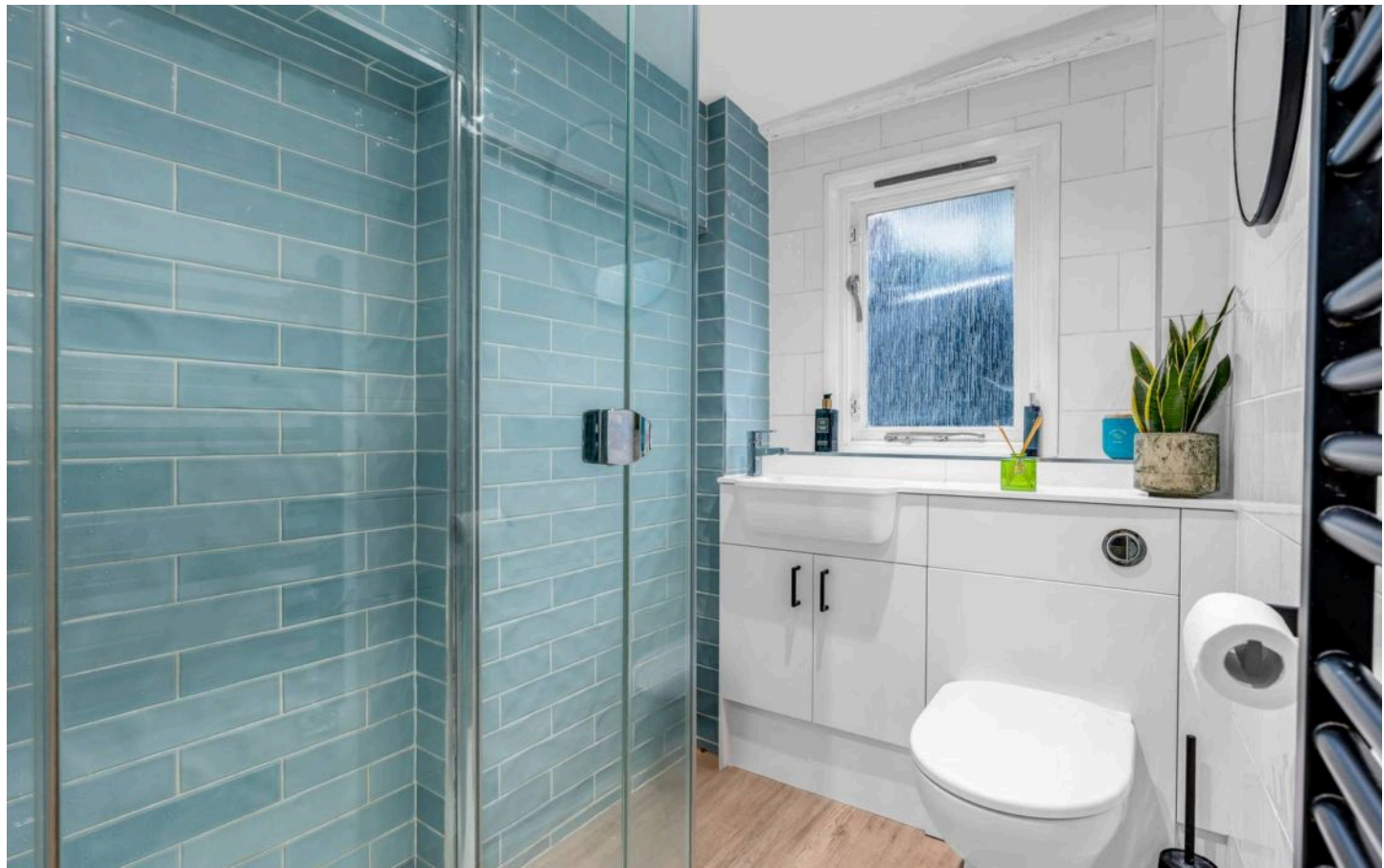
With window to side aspect with obscure glass, radiator, wood flooring, exposed timbers, open to:

#### Kitchen

With window to rear aspect, skylight window and door to the rear garden. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a Butler style sink and drainer unit, space for range style cooker with extractor over, appliance space, tiled splash back areas, tiled flooring,

#### First Floor Landing

With doors to:



**Bedroom One**

14' 1" x 12' 9" (4.28m x 3.88m)

With window to front aspect with fitted shutters, radiator, attractive feature fireplace, exposed timbers, open to:

**Dressing Room**

7' 5" x 6' 8" (2.27m x 2.02m)

With window to front aspect with fitted shutters, exposed timbers, radiator.

**Bedroom Two**

14' 5" x 11' 1" (4.40m x 3.37m)

With window to rear aspect with fitted shutters, radiator, wood flooring, exposed timbers, built in storage cupboard, loft access.





## REAR GARDEN

The private rear garden benefits from two patio seating areas with the remainder laid to lawn, raised beds, timber garden shed and gated access to the front of the property.







## Elliot Heath Estate Agents

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