



**Elliot Heath**  
ESTATE AGENTS

63 Crib Street  
Ware SG12 9HF

**Guide Price £365,000**



Elliot Heath are pleased to offer this two bedroom character cottage that has been completely refurbished by the current owner and is located in a popular residential road in the heart of Ware's town centre. With accommodation to include open plan reception room/kitchen, bathroom and to the first floor two bedrooms, pretty cottage style front garden, good size rear garden and residents permit parking. As previously mentioned, the property is located in the heart of Ware's town centre, Ware itself offers a good range of shops, bars and restaurants together with a mainline station serving London's Liverpool Street. To arrange your appointment to view, please call 01920 293333.





## ACCOMMODATION

Front entrance door giving access to:

**RECEPTION ROOM/KITCHEN** 20' 8" x 9' 7" (6.29m x 2.92m)

### RECEPTION AREA

With double glazed window with fitted shutters to front aspect, radiator, fireplace with multi fuel stove, wood effect flooring,, built in cupboard and shelving to alcove, open to:

### KITCHEN AREA

Fully refitted with a range of wall and base storage units with granite work surfaces over incorporating a sink and drainer unit, built in Bosch oven with Bosch hob and extractor over, built in microwave housed in a cupboard, integrated appliances, granite splash back areas, wood effect flooring, open to:

### REAR LOBBY

With door giving access to the rear garden, built in storage cupboard, wood effect flooring, door to:

### REFITTED BATHROOM

With double glazed window with obscure glass to rear aspect. Refitted suite comprising Carronite panel enclosed bath (stays warm for 1 hour) ,Hansgrohe taps and thermostatic shower over with glass shower screen, vanity unit with inset wash hand basin with Hansgrohe taps, concealed cistern wc, fully tiled, radiator.

### FIRST FLOOR LANDING

With doors to:

**BEDROOM ONE** 11' 11" x 10' 0" (3.63m x 3.05m)

With double glazed window with fitted shutter to front aspect, radiator, exposed timber, feature fireplace, loft access.

**BEDROOM TWO** 9' 6" x 7' 0" (2.89m x 2.13m)

With double glazed window to rear aspect, radiator.





## OUTSIDE

Pretty cottage style front garden with gated access. Good size landscaped rear garden predominantly laid to lawn with patio seating area, gated side access and residents permit parking.

## EPC

EPC Rating C.

## AGENTS NOTE

These particulars are issued on the understanding that all negotiations are conducted through Elliot Heath Estate Agents. Every care has been taken to ensure the accuracy of these particulars but such accuracy cannot be guaranteed and they are not to be taken as forming part of any contract. Elliot Heath have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and the buyer is advised to obtain verification from their solicitor or surveyor.











## Crib Street, SG12

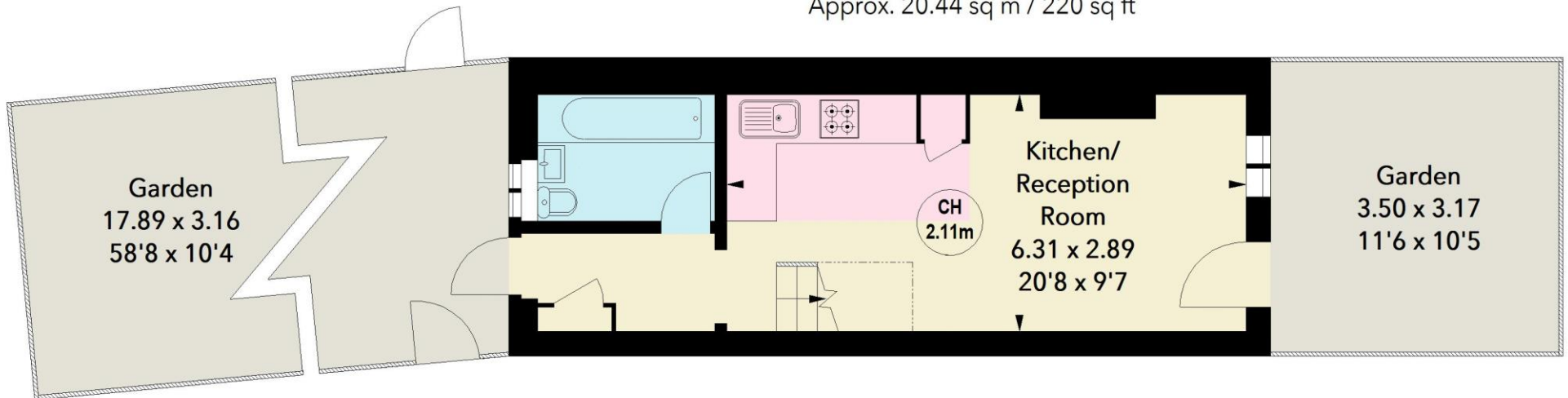
Approximate Area = 45.52 sq m / 490 sq ft

Key :  
CH - Ceiling Height



### First Floor

Approx. 20.44 sq m / 220 sq ft



### Ground Floor

Approx. 25.08 sq m / 270 sq ft

Illustration For Identification Purposes Only.

All measurements and areas are approximate, not to scale.

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01920 29 33 33  
hello@elliotheath.co.uk  
www.elliotheath.co.uk  
7 Star Street, Ware, Herts. SG12 7AA

Registered Office: Grenville House, 4 Grenville Avenue, Broxbourne EN10 7DH

**EH**

Company No: 09985239 VAT No:233565020