



Elliot Heath
ESTATE AGENTS

3 Victoria Cottages, Star Street, Ware

Guide Price £550,000

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Ware

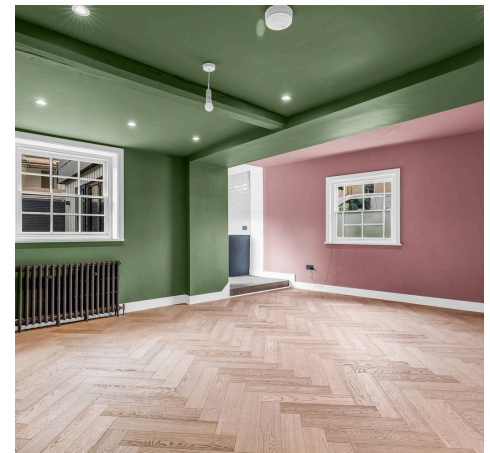
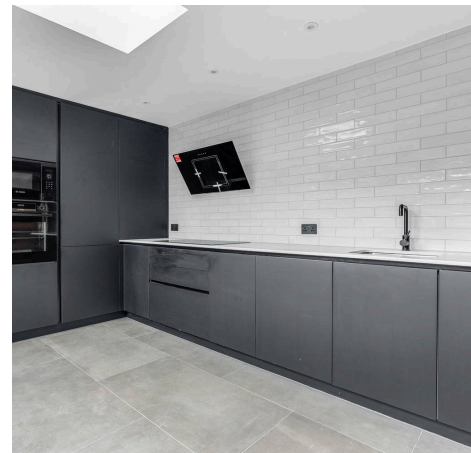
Exceptional 2-bedroom home created from the former Victoria Public House, blending original character with contemporary style, private courtyard garden, parking with EV charger and a 10-year warranty.

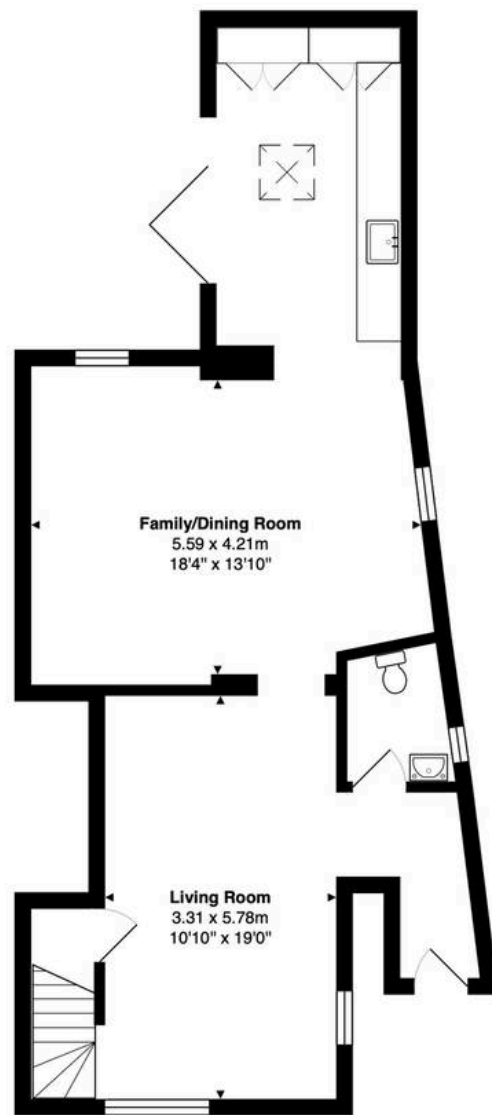
Council Tax band: TBD

Tenure: Freehold

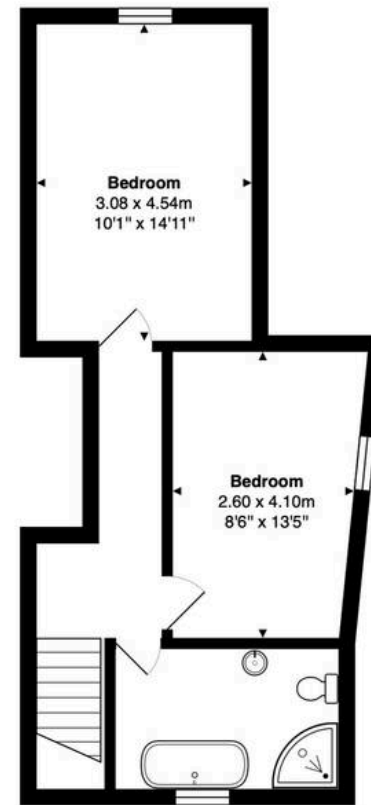
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Ground Floor
Area: 67.2 m² ... 723 ft²



First Floor
Area: 39.9 m² ... 429 ft²

Total Area: 107.0 m² ... 1152 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

Open to the living room and door to:

Downstairs WC

With original sash window with obscure glass to side aspect. Fitted with a suite comprising dual flush wc, wash hand basin, tiled splash back areas, parquet flooring, old school radiator.

Living Room

10' 10" x 19' 0" (3.31m x 5.78m)

With two original sash windows to front aspect, old school radiator, stairs rising to first floor landing, built in under stairs storage cupboard, exposed beams, open to:

Family/Dining Room

18' 4" x 13' 10" (5.59m x 4.21m)

Dual aspect with original sash windows to side and rear aspect, old school radiator, parquet flooring, open to:

Kitchen

With bi fold doors opening onto the courtyard garden together with a skylight window. Fully integrated with high specification appliances, tiled splash back areas, tiled flooring.

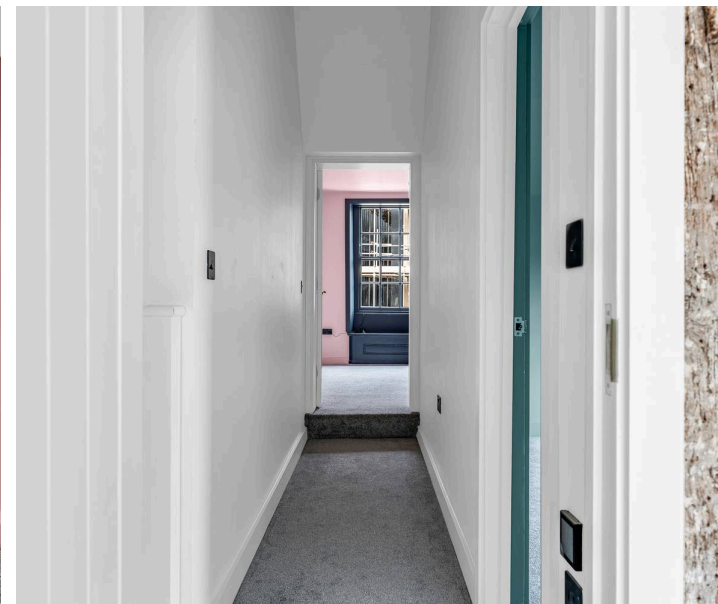
First Floor Landing

With exposed beams and doors to:

Bedroom One

10' 1" x 14' 11" (3.08m x 4.54m)

With original sash window to rear aspect with window seat, old school radiator.



Bedroom Two

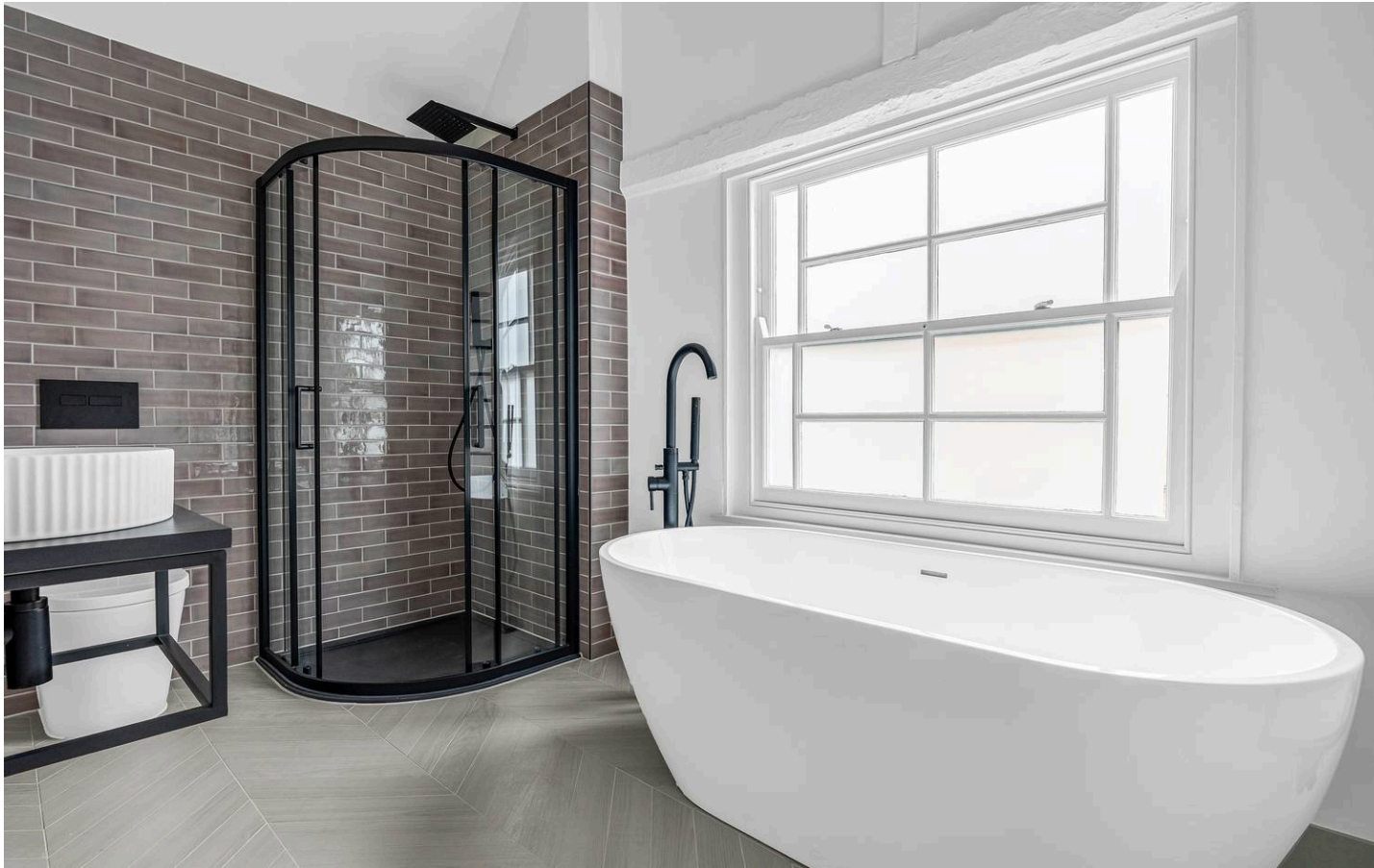
8' 6" x 13' 5" (2.60m x 4.10m)

With original sash window to side aspect, old school radiator, exposed beams.

Bathroom

With original sash window to front aspect with obscure glass. Fitted with a suite comprising freestanding bath, separate shower cubicle, concealed cistern wc, vanity unit with circular wash hand basin, fully tiled, heated towel rail.





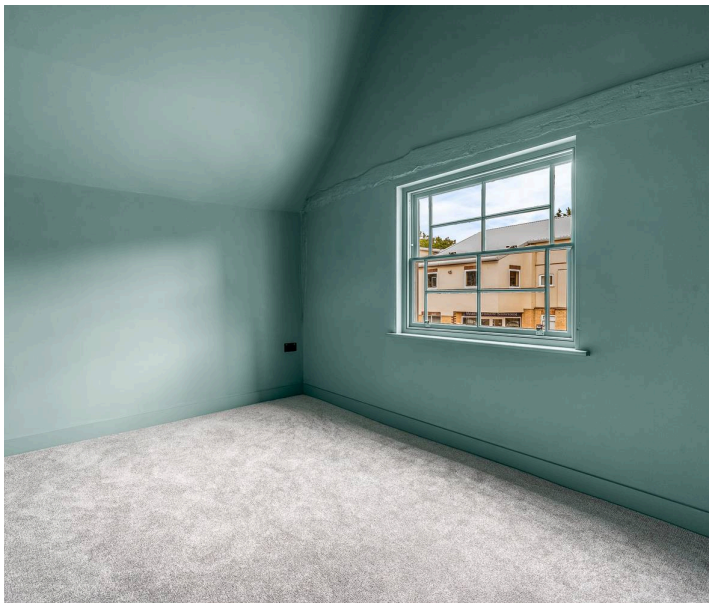
GARDEN

Paved courtyard garden.

ALLOCATED PARKING

1 Parking Space

Allocated parking space with EV charging point.





Elliot Heath Estate Agents

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