



6 Farm Close

Ware, SG12 7SQ

Offers In Excess Of £555,000



Kirby Colletti are pleased to offer this BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE location within a short walk to Ware town with its wealth of Amenities including Restaurants, Pubs, Coffee Shops and is just over a mile from Ware's Railway Station which its excellent service into London.

The property offers 15ft Lounge, Modern Kitchen/Diner, Ground Floor W.C, Bathroom/W.C, Ensuite and Walk In Wardrobe to Bedroom One, Wooden Shutters throughout, 34ft West Facing Rear Garden, Garage and Off street Parking.

- **THREE BEDROOM SEMI DETACHED HOUSE**
- **15ft LOUNGE**
- **MODERN KITCHEN/DINER**
- **GROUND FLOOR W.C**
- **EN SUITE AND WALK IN WARDROBE TO BEDROOM ONE**
- **BATHROOM/W.C**
- **WEST FACING 34ft REAR GARDEN**
- **GARAGE AND OFF STREET PARKING**
- **SHORT WALK TO WARE TOWN**
- **JUST OVER A MILE TO WARE RAILWAY STATION**



ACCOMMODATION

Entrance door to:

RECEPTION HALL

8 x 3'6 (2.44m x 1.07m)

Side aspect uPVC double glazed window with wooden shutter blinds. Laminate wood flooring. Stairs up to first floor. Radiator.

GROUND FLOOR W.C

4'8 x 2'9 (1.42m x 0.84m)

Front aspect uPVC double glazed window. Low level W.C. Wash hand basin with cupboard under. Radiator. Laminate wood flooring. Recessed ceiling spotlights.

LOUNGE

15'4 x 9'8 max (4.67m x 2.95m max)

Front aspect uPVC double glazed window with wooden shutter blinds. Two Radiators. Laminate wood flooring.

KITCHEN/DINER

13'1 x 10'4 (3.99m x 3.15m)

Rear aspect uPVC double glazed window and door to garden. White wall and base mounted units with rolled edge worksurfaces over. Built in electric oven and gas hob with extractor canopy above. Integrated dishwasher and washing machine. Stainless steel single drainer sink unit. Cupboard housing wall mounted gas boiler. Laminate wood flooring. Recessed ceiling spotlights. Radiator. Understairs storage.

FIRST FLOOR LANDING

16'2 x 6'1 (4.93m x 1.85m)

Front aspect uPVC double glazed window with wooden shutter blinds. Coved ceiling. Recessed ceiling spotlights. Airing cupboard. Radiator. Stairs up to 2nd floor.

BEDROOM TWO

13'11 x 9'7 (4.24m x 2.92m)

Rear aspect uPVC double glazed window with wooden shutter blinds. Fitted wardrobes. Coved ceiling. Radiator.

BEDROOM THREE

9'7 x 6'6 (2.92m x 1.98m)

Front aspect uPVC double glazed window with wooden shutter blinds. Coved ceiling. Radiator.

BATHROOM/W.C

6'5 x 6'4 (1.96m x 1.93m)

Panel enclosed bath with mixer tap and shower attachment. Tiled surround. Wash hand basin with cupboard under. Toilet with concealed cistern. Recessed ceiling spotlights. Extractor fan. Radiator. Tiled floor.

2nd FLOOR LANDING

3'7 x 3 (1.09m x 0.91m)

Side aspect uPVC double glazed window with wooden shutter blinds.

BEDROOM ONE

13'2 x 9'9 max (4.01m x 2.97m max)

Front aspect uPVC double glazed window with wooden shutter blinds. Radiator. Door to en-suite and door to walk in wardrobe.

EN SUITE SHOWER ROOM /W.C

6'9 x 5'4 (2.06m x 1.63m)

Velux window. Fully tiled shower enclosure. Wall mounted basin with cupboard below. Toiler with concealed cistern. Recessed ceiling spotlights. Extractor fan. Radiator.

REAR GARDEN

West facing 34ft deep. Large paved patio area with remainder covered in artificial grass. Outside tap. Outside tap. Retractable drying line. Door to garage:

FRONT GARDEN

Block paved drive providing parking for 2/3 cars

GARAGE

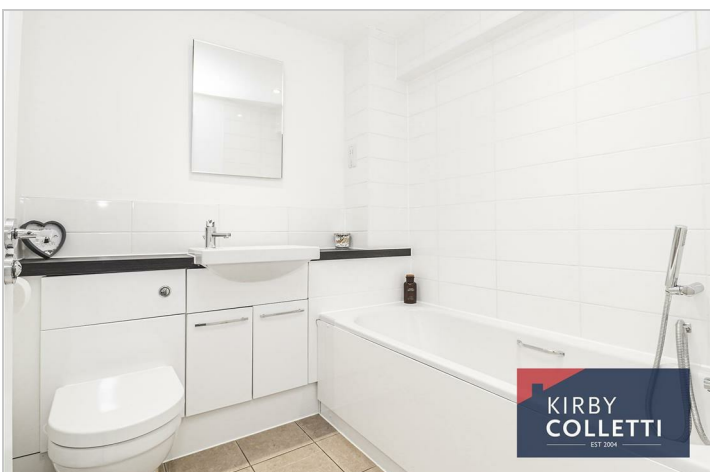
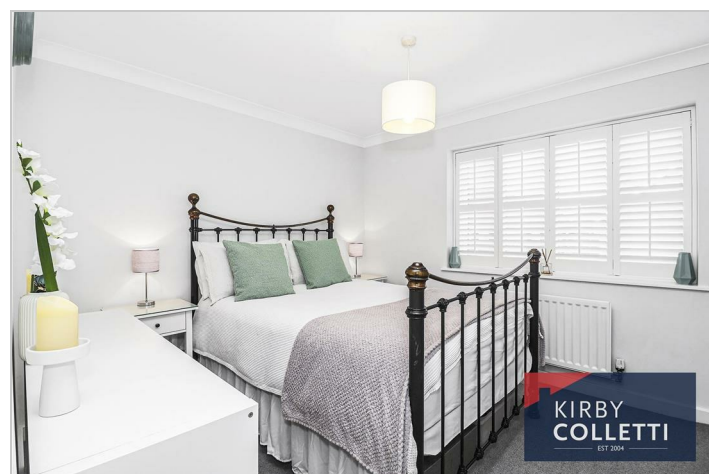
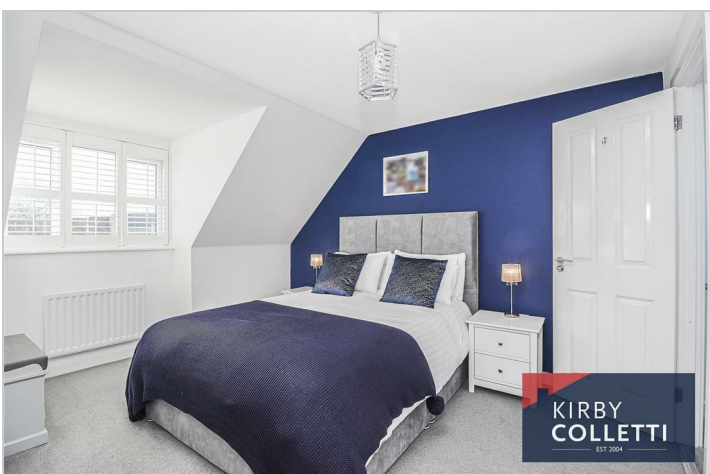
20'1 x 9'10 (6.12m x 3.00m)

Up and over door. Power and light connected.

AGENTS NOTES

COUNCIL TAX: Band E

ESTATE MANAGEMENT CHARGE: £100 per year



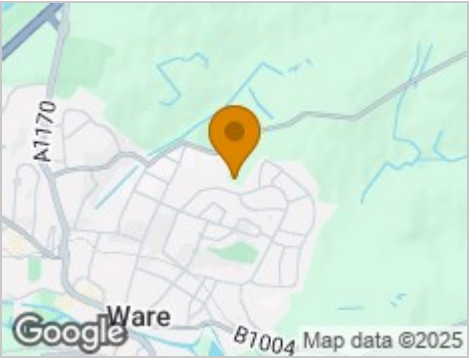
Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

