

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

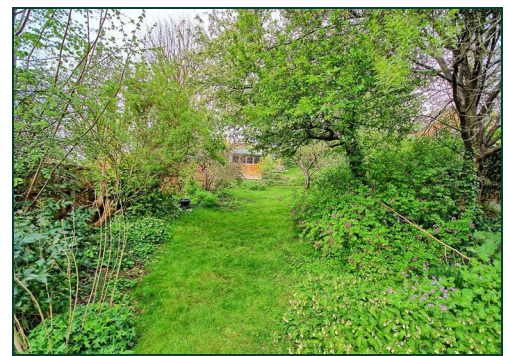
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**21 Trinity Road, Ware, Hertfordshire, SG12 7DB**

**£700,000**

JONATHAN HUNT are pleased to offer this FOUR BEDROOM DETACHED VICTORIAN HOME located within a short walk of Ware town centre and Station. The property offers two reception rooms, ground floor W/C and a useful Basement. Externally the gardens extend to over 100ft and enjoy a westerly aspect and also feature a detached garage and driveway for three cars. The property offers great scope for improvement and extension STPP.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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**ENTRANCE HALLWAY**

**LIVING ROOM 16'4" x 12'11" (5 x 3.96)**



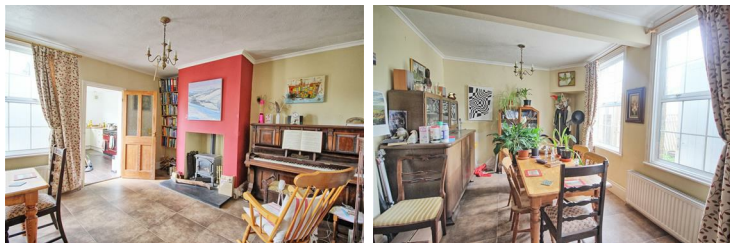
**FIRST FLOOR**



**BEDROOM ONE 13'1" x 13'1" (4 x 4)**



**DINING ROOM 18'11" x 13'1" (5.78 x 4)**



**KITCHEN 13'8" x 7'4" (4.18 x 2.26)**



**BEDROOM TWO 13'1" x 11'1" (4 x 3.40)**



**CLOAKROOM**

**BASEMENT 12'4" x 10'5" (3.77 x 3.18)**

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**BEDROOM THREE 10'2" x 7'8" (3.12 x 2.36)**



**REAR GARDEN**



**GARDENS**



**BATHROOM**



**EXTERIOR**



**FRONT**

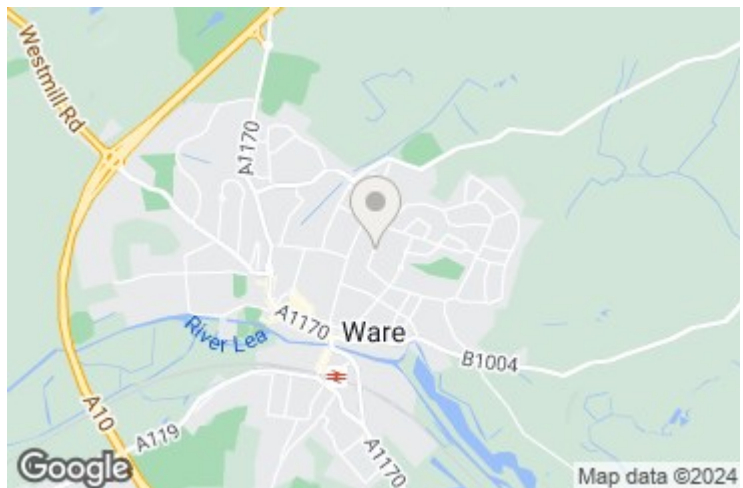
**DRIVEWAY**

**GARAGE 16'4" x 8'2" (5 x 2.5)**

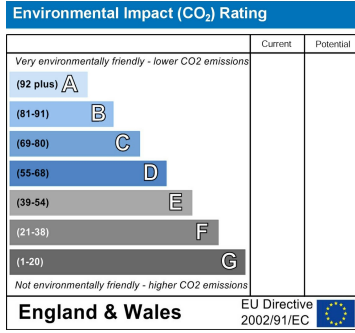
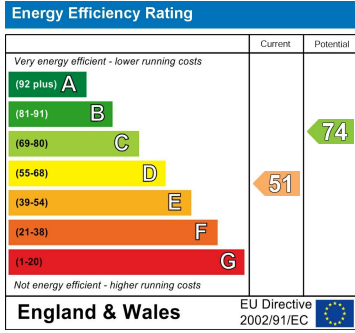
**COUNCIL TAX BAND - E**

**SECOND FLOOR**

**BEDROOM FOUR/ATTIC ROOM 19'8" x 13'5" (6 x 4.10)**



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BASEMENT  
129 sq.ft. (12.0 sq.m.) approx.

GROUND FLOOR  
668 sq.ft. (62.1 sq.m.) approx.

1ST FLOOR  
456 sq.ft. (42.1 sq.m.) approx.

2ND FLOOR  
256 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA : 1549 sq.ft. (143.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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