



£280,000

Trapstyle Road, Ware



Trapstyle Road, Ware, SG12 0BB

Keith Ian are delighted to offer for sale this delightful first-floor maisonette. This property boasts a good size lounge/diner plus modern refitted kitchen. With two bedrooms, there's ample space for a small family or guests to stay over. The bathroom is conveniently located for easy access from both bedrooms.

Situated in a peaceful area, this maisonette offers a tranquil living environment. The property comes with parking space for one vehicle, ensuring you never have to worry about parking after a long day.

One of the highlights of this property is its long lease, providing you with security and peace of mind for the future. Additionally, the low service charges make this an affordable option for those looking to keep costs down.

This maisonette is in excellent condition, meaning you can move in hassle-free and start enjoying your new home right away. Don't miss out on the opportunity to own this lovely property in a sought-after location. Contact us today to arrange a viewing and make this maisonette your new home sweet home.

Ware's bustling High Street provides residents with a wealth of benefits. Here, you'll find a delightful mix of independent shops, boutiques, and local businesses, offering a unique shopping experience. From quaint cafes and cosy pubs to restaurants serving a variety of cuisines, the High Street is a haven for food enthusiasts. The vibrant market, held regularly, showcases local produce and artisanal goods. Additionally, the High Street hosts community events, festivals, and cultural celebrations throughout the year, fostering a strong sense of community spirit. Living near Ware's High Street ensures convenience, a vibrant social scene, and a charming ambiance right at your doorstep.

ACCOMMODATION COMPRISES:

PORCH

ENTRANCE HALL

LOUNGE/DINER

20'6 x 10'7 (6.25m x 3.23m)

KITCHEN

9'5 x 7'4 (2.87m x 2.24m)

BEDROOM ONE

13'3 x 9'4 (4.04m x 2.84m)

BEDROOM TWO

9'0 x 8'7 (2.74m x 2.62m)

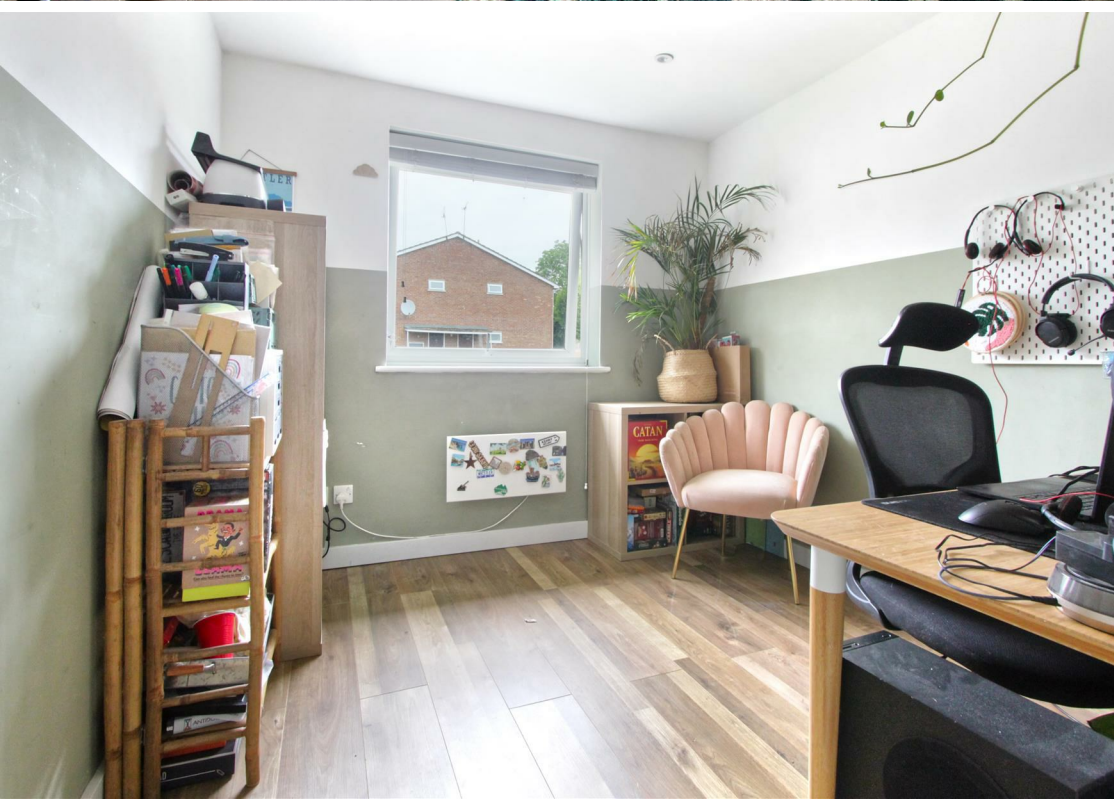
BATHROOM

6'5 x 5'6 (1.96m x 1.68m)

WHAT3WORDS

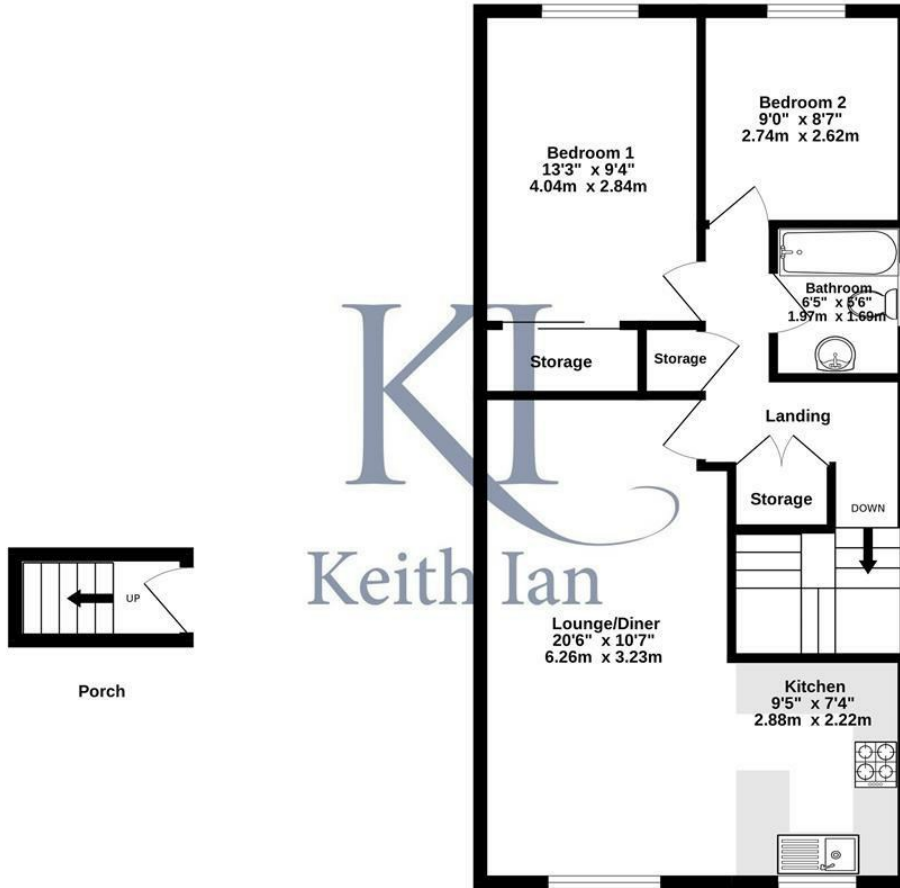
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Ground Floor
26 sq.ft. (2.4 sq.m.) approx.

First Floor
657 sq.ft. (61.1 sq.m.) approx.

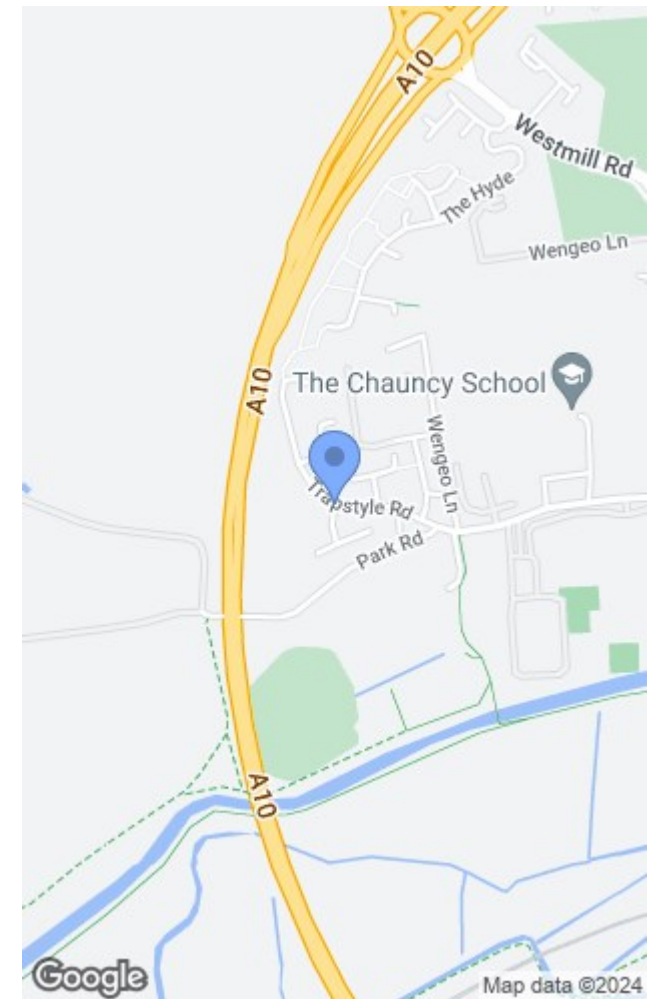


Keith Ian

TOTAL FLOOR AREA : 683 sq.ft. (63.5 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		49	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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