



**Elliot Heath**  
ESTATE AGENTS

**132 Trapstyle Road, WARE – SG12 0BX**

Guide Price **£245,000**



# 132 Trapstyle Road

WARE, Ware

Elliot Heath are pleased to offer this larger style two-bedroom top floor apartment that has been freshly decorated throughout. This well-presented home benefits from open plan kitchen/living area, two bedrooms and bathroom. Located within comfortable walking distance of both Ware's town centre and mainline station serving London's Liverpool Street. Being offered with no onward chain. To arrange your appointment to view, please call 01920 293333.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





### **Entrance Hall**

Built in storage cupboard together with an airing cupboard, tile effect flooring, electric panel heater, doors leading to:

### **Kitchen/Living Room**

12' 3" x 22' 9" (3.73m x 6.93m)

### **Living Area**

With Upvc double glazed windows to side and front aspect, wood effect flooring, two eclectic radiators. Open to:

### **Kitchen**

With double glazed window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating an inset stainless steel sink and drainer unit, space for; fridge/freezer, washing machine and dishwasher, integrated oven with hob over and extractor over, tiled splash back areas, wood effect flooring.

### **Bedroom One**

10' 3" x 14' 2" (3.12m x 4.32m)

With Upvc double glazed window to side aspect, electric panel heater.



### **Bedroom Two**

8' 11" x 6' 11" (2.72m x 2.11m)

With Upvc double glazed window to front aspect, electric panel heater.

### **Bathroom**

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, dual flush W.C, pedestal wash hand basin, fully tiled, electric radiator.



#### **COMMUNAL GARDEN**

External storage cupboard. Well kept communal gardens.

#### **OFF STREET**

1 Parking Space

Residents and visitors parking.





## Elliot Heath Estate Agents

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