

Taylor Phelps are pleased to offer this exceptional 1930's semi positioned on Trinity Road in Ware! This beautiful home offers four bedrooms, two luxury bathrooms and a fantastic extended - high spec family kitchen with multiple bi folding doors onto the rear garden. The ground floor further benefits from a separate utility room and downstairs w/c. Externally there is a landscaped rear garden and extensive off street parking for numerous vehicles to the front.

















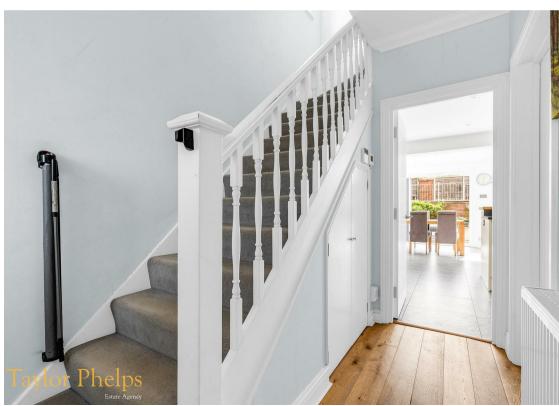


































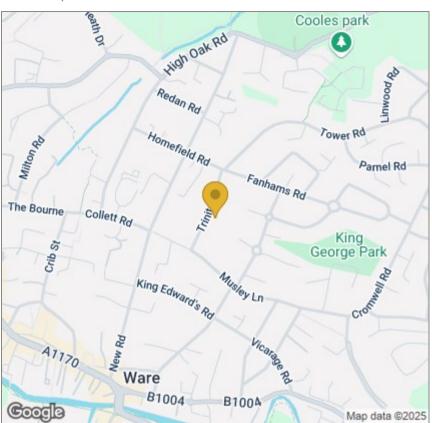




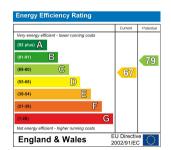
Floor Plan

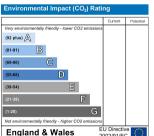
## GROUND FLOOR 2ND FLOOR BEDROOM 12'9" x 10'10" 3.89m x 3.30m BEDROOM 12'8" x 10'10" 3.86m x 3.30m BEDROOM 7'2" x 6'7" 2.18m x 2.01m Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This joins 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 guarante as its brief coerability or efficiency can be officiency can be officiency as to their dependent of the processing of the processing of the processing or the processing of the processing of the processing of the processing or the processing of the processing of

## Area Map



## **Energy Efficiency Graph**





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





