



Elliot Heath
ESTATE AGENTS

63 Trinity Road, WARE
Guide Price £895,000

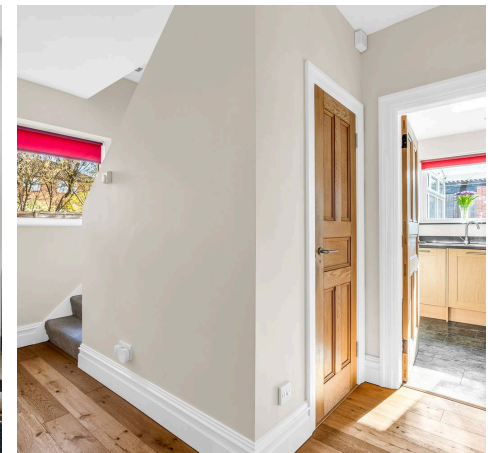
63 Trinity Road

WARE, Ware

Chain free 3-bed 1930s detached home on a generous plot, spacious living space & triple garage/workshop offering conversion potential (STPP). Ideally located near amenities & rail links to London.

Council Tax band: E

Tenure: Freehold





Ground Floor
Area: 62.1 m² ... 668 ft²

First Floor
Area: 50.8 m² ... 546 ft²

Outbuilding
Area: 69.6 m² ... 750 ft²

Total Area: 182.5 m² ... 1964 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Entrance Lobby

With built in storage cupboard, radiator and door to:

Entrance Hall

With double glazed window to side aspect, stairs rising to first floor landing, wood flooring, radiator, doors to:

Downstairs WC

Fitted with a suite comprising dual flush wc, vanity unit with inset wash hand basin, tiled effect flooring.

Living Room

12' 4" x 13' 9" (3.75m x 4.18m)

With double glazed bay window to front aspect, window seat incorporating woodstore, radiator, inset wood burning stove.

Kitchen/Dining Room

25' 3" x 12' 5" (7.70m x 3.78m)

Dining Room

Dual aspect with double glazed window to front aspect and door opening onto the rear garden covered seating area, two radiators, Amtico flooring, open to:

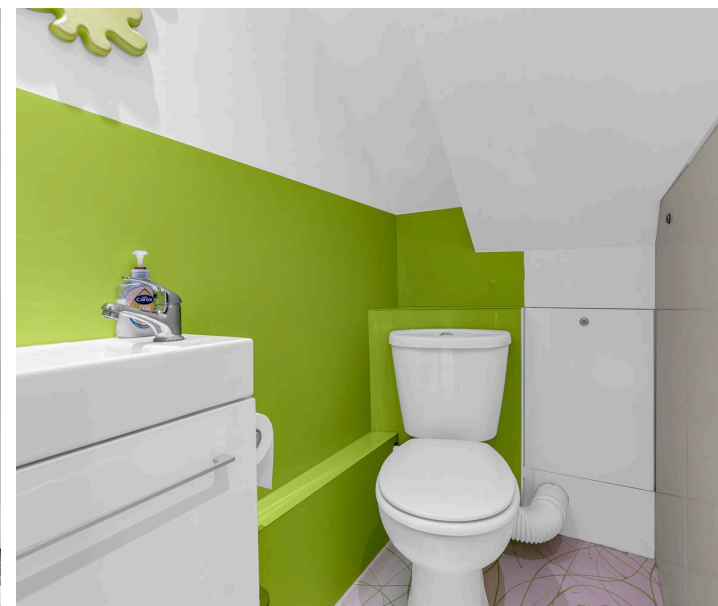
Kitchen

With two double glazed windows to rear aspect. Fitted with a range of wall and base storage units with granite work surfaces over incorporating a sink and drainer unit, integrated appliances, cupboard housing wall mounted boiler, Amtico flooring, door to:

Conservatory/Utility

13' 5" x 7' 4" (4.09m x 2.23m)

Of double glazed construction with double doors opening onto the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliances space, Amtico flooring, storage heater.



First Floor Landing

With doors to:

Bedroom One

12' 8" x 13' 9" (3.85m x 4.18m)

With double glazed bay window to front aspect, radiator, wardrobe cupboards.

Bedroom Two

12' 6" x 12' 7" (3.81m x 3.84m)

Dual aspect with double glazed windows to front and rear aspect, radiator, fitted wardrobe cupboard.

Bedroom Three

12' 7" x 8' 11" (3.84m x 2.71m)

With double glazed window to rear aspect, radiator, wood effect flooring, fitted wardrobe cupboard with sliding doors housing the hot water cylinder.

Bathroom

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising tile enclosed bath with shower over, dual flush wc, vanity unit with inset wash hand basin, fully tiled, chrome heated towel rail, access to loft.

Outbuildings

Comprising of the following:

Garage

9' 7" x 18' 8" (2.93m x 5.70m)

With bi fold door to front aspect.

Workshop

19' 7" x 18' 8" (5.98m x 5.70m)

With bi fold door to front aspect, full length inspection pit and door to:

Shower Room

Fitted with a suite comprising shower cubicle, dual aspect wc, wash hand basin, tile effect flooring, door to:

Storage

9' 5" x 11' 3" (2.86m x 3.44m)

With bi fold door to front aspect.





GARDEN

The gardens are of a good size and wrap around the property with mature shrubs and fruit trees with a decked patio area and a glass covered patio seating area backing onto allotments.

DRIVEWAY

6 Parking Spaces

Large driveway providing ample off street parking for numerous vehicles and access to the detached triple garage/workshop complex.







Elliot Heath Estate Agents

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