



Elliot Heath
ESTATE AGENTS

72 Trinity Road, Ware
Guide Price **£220,000**

72 Trinity Road

Ware, Ware

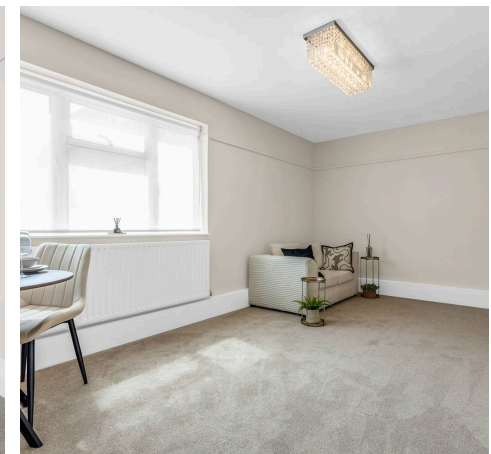
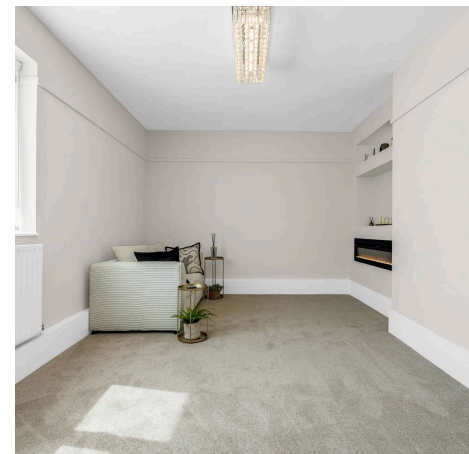
Beautifully refurbished ground-floor apartment near Ware town centre with a refitted kitchen and bathroom, new flooring, feature fireplace, ample storage and communal gardens.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Communal Entrance Hall

With access to an external storage area and private front entrance door to:

Entrance Hall

With two built in storage cupboards, radiator, doors to:

Living/Dining Room

17' 0" x 9' 5" (5.19m x 2.88m)

With double glazed window, radiator, feature wall with attractive inset fire and shelving.

Kitchen

7' 0" x 9' 1" (2.14m x 2.78m)

With double glazed window. Refitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with hob and extractor over, appliance space, herringbone wood effect flooring, radiator.

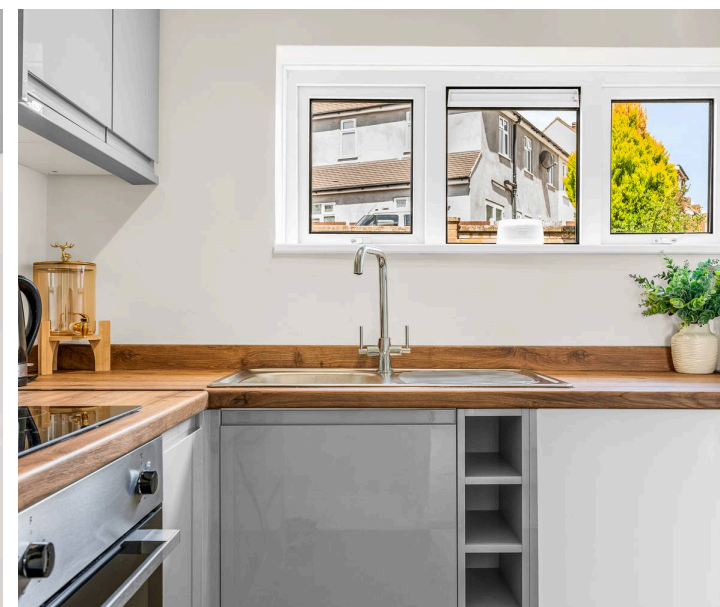
Bedroom

10' 5" x 12' 8" (3.17m x 3.85m)

With double glazed window, radiator.

Bathroom

With double glazed window. Refitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush wc, fully tiled, chrome heated towel rail.





COMMUNAL GARDEN

Well kept communal gardens.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	69	76
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	70	79
England, Scotland & Wales EU Directive 2002/91/EC 		



Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk