



Elliot Heath
ESTATE AGENTS

194 Trapstyle Road, Ware
Guide Price **£220,000**

194 Trapstyle Road

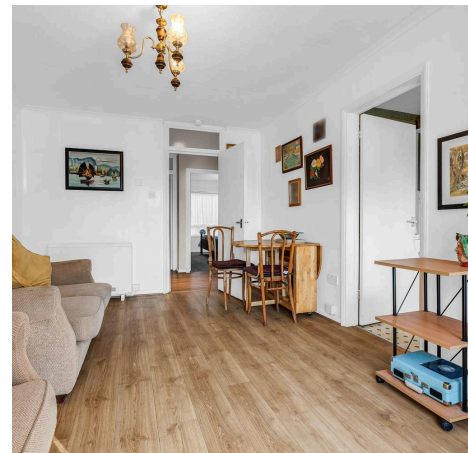
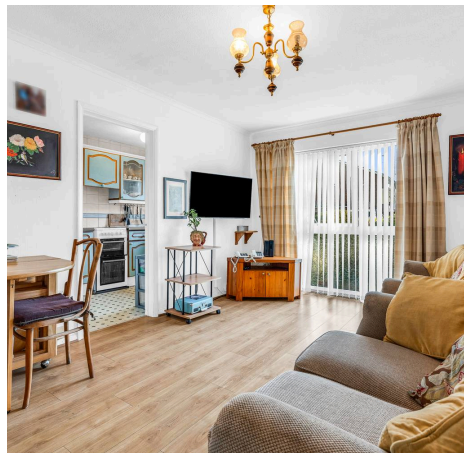
Ware

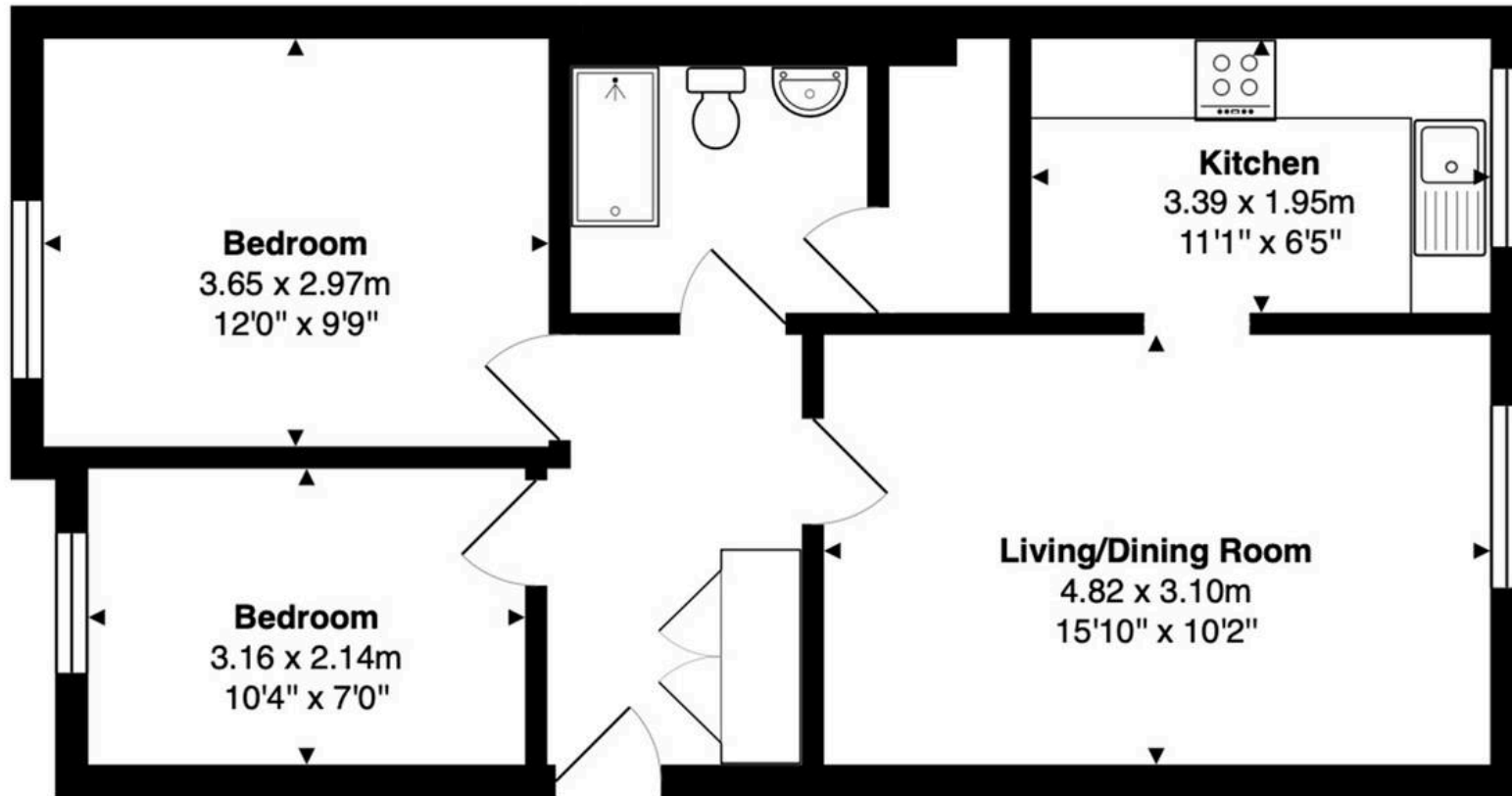
Spacious 2-bed ground floor apartment on a popular residential road, bright living space, kitchen, shower room, ample storage, communal gardens & allocated parking. Close to town centre & station.
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B





Ground Floor
Area: 53.5 m² ... 576 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

Communal Entrance Hall

With stairs rising to all floors and private front entrance door to:

Entrance Hall

With large built in storage cupboard, wood effect flooring, doors to:

Living/Dining Room

15' 10" x 10' 2" (4.82m x 3.10m)

With double glazed full height window, electric panel heater, wood effect flooring, open to:

Kitchen

11' 1" x 6' 5" (3.39m x 1.95m)

With double glazed window. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, tile effect flooring.

Bedroom One

12' 0" x 9' 9" (3.65m x 2.97m)

With double glazed window, electric panel heater.

Bedroom Two

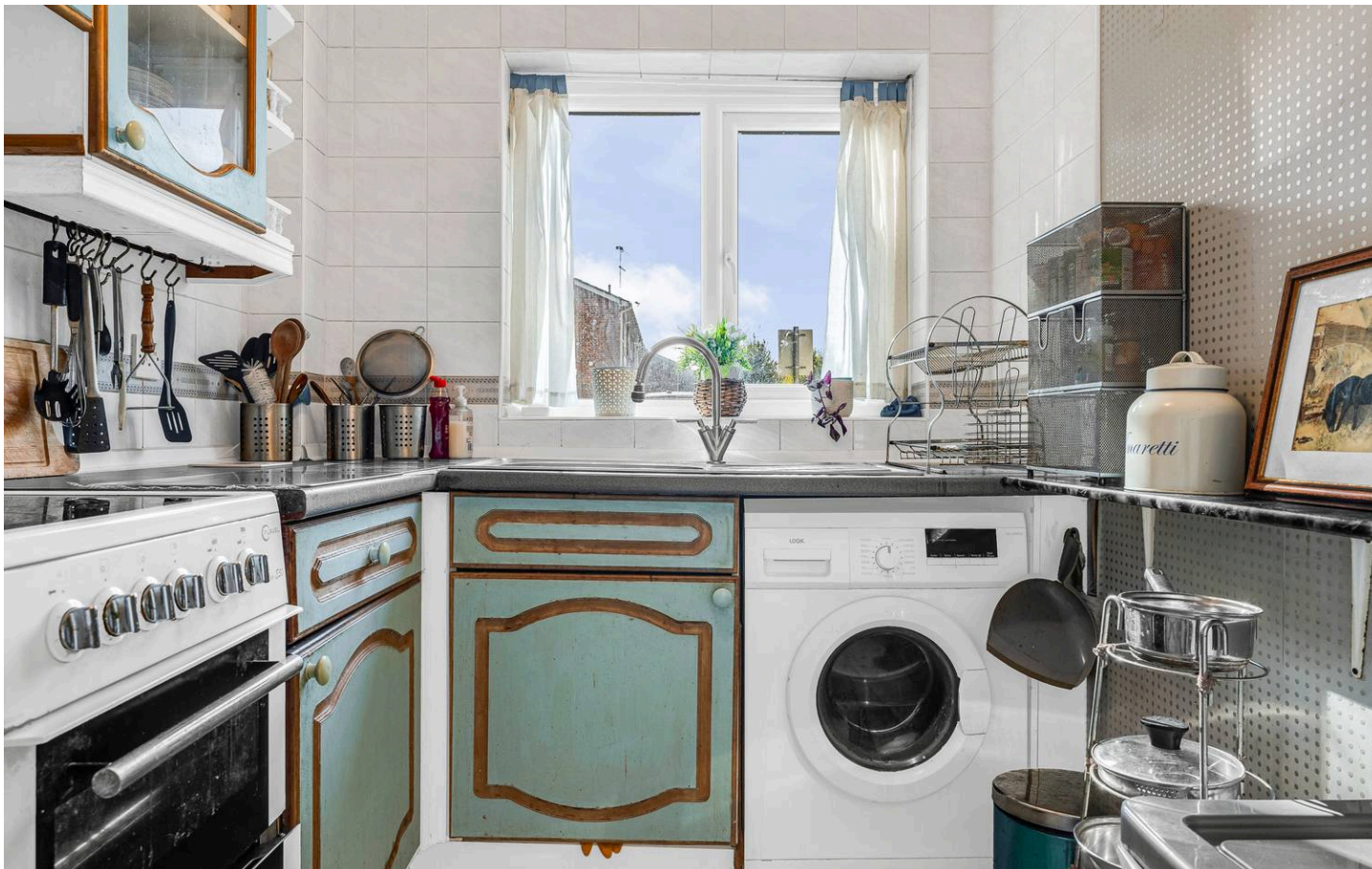
10' 4" x 7' 0" (3.16m x 2.14m)

With double glazed window, electric panel heater.

Shower Room

Fitted with a suite comprising large walk in shower, wall hung wash hand basin, low flush wc, fully tiled, radiator, large built in storage cupboard.





COMMUNAL GARDEN

The property benefits from attractively landscaped communal gardens, drying area and refuse facilities.

ALLOCATED PARKING

1 Parking Space

Dedicated parking plus visitors spaces.





Elliot Heath Estate Agents

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

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk