



Elliot Heath
ESTATE AGENTS

73 Trinity Road, WARE
Guide Price **£275,000**

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WARE, Ware

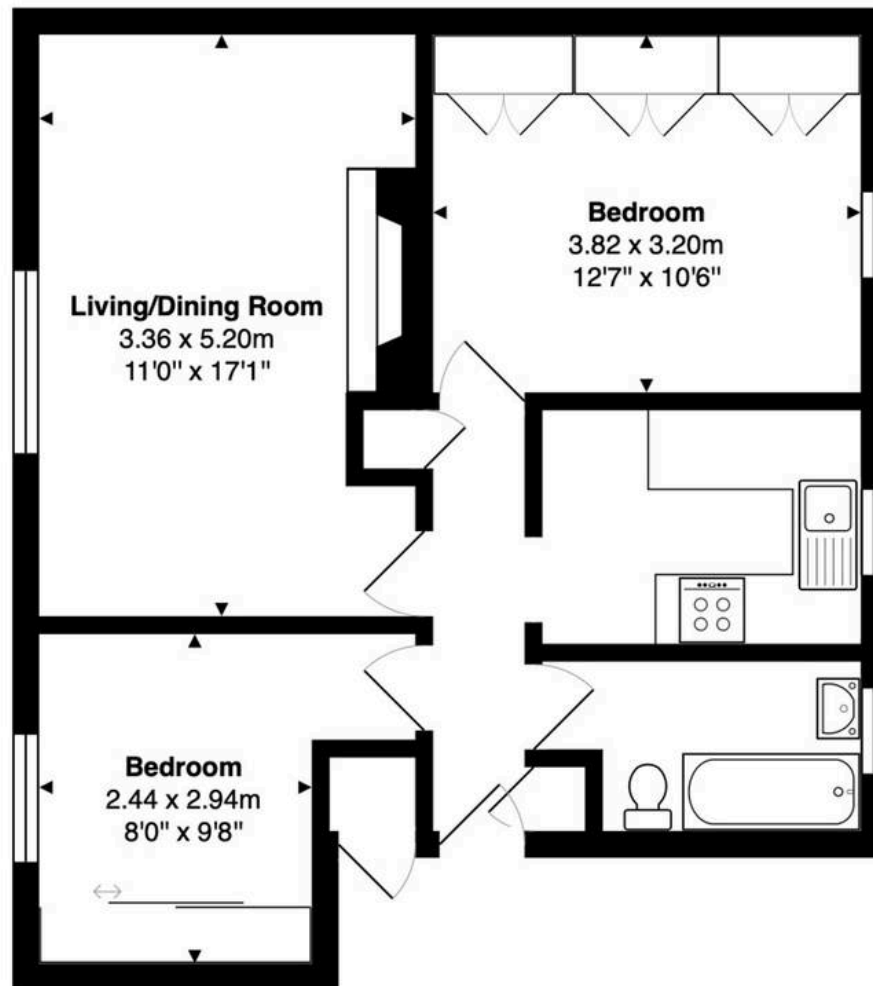
Elliot Heath are delighted to offer this spacious 2-bed 1st-floor apartment with loft, a private south-facing garden, balcony & store, ideally located within easy reach of Ware town centre & station. Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





First Floor
Area: 55.2 m² ... 594 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 the first floor, access to an external storage area and private front entrance door to:

Entrance Hall

With two built in storage cupboards, radiator, wood effect flooring, loft access, doors to:

Living/Dining Room

11' 0" x 17' 1" (3.36m x 5.20m)

With double glazed window, radiator and attractive inset fire.

Kitchen

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

Bedroom One

12' 6" x 10' 6" (3.82m x 3.20m)

With double glazed window, radiator, fitted wardrobe cupboards.

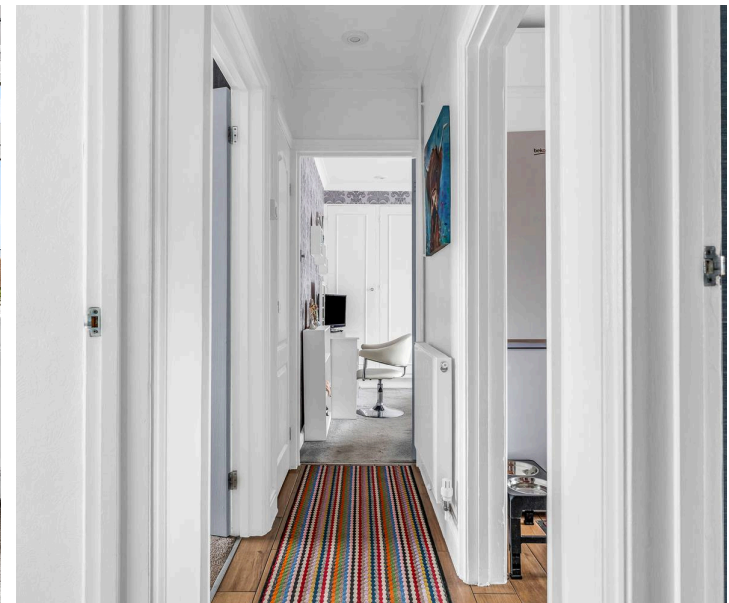
Bedroom Two

8' 0" x 9' 8" (2.44m x 2.94m)

With double glazed window, radiator, Fitted wardrobe cupboards with mirrored sliding doors.

Bathroom

Double glazed window with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and shower curtain, vanity unit with inset wash hand basin, dual flush wc, tiled flooring, panelled ceiling and walls, electric chrome towel rail.





GARDEN

Private southerly aspect fully enclosed garden with gate mainly laid to lawn with attractively planted borders providing natural screening, decked seating area, garden shed, water butt.

BALCONY

Private balcony, with outside tap.

ON STREET

1 Parking Space





Elliot Heath Estate Agents

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