



Elliot Heath
ESTATE AGENTS

26 Trinity Road, WARE
Offers Over **£550,000**

26 Trinity Road

WARE, Ware

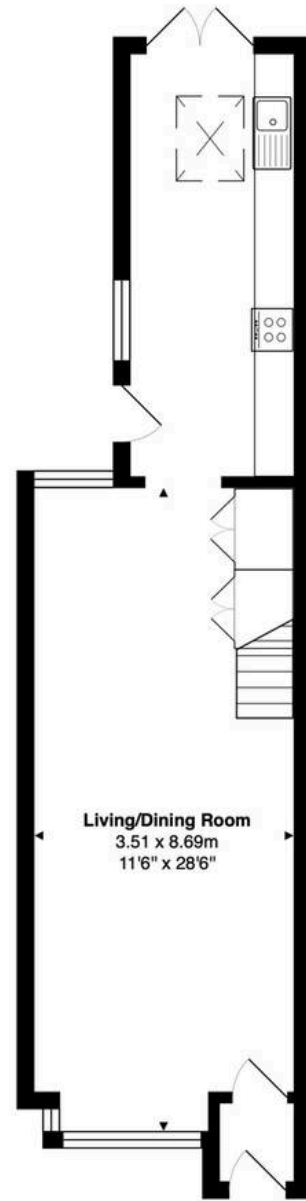
Charming 2-bed Victorian semi-detached in Ware, close to High Street & station. Updated interiors, open plan living/dining, refitted kitchen and bathroom, walled front garden, large rear garden. Council Tax band: D

Tenure: Freehold

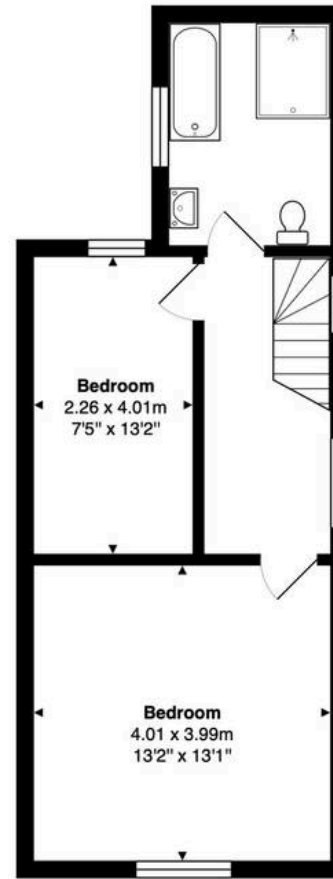
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor
 Area: 43.9 m² ... 473 ft²



First Floor
 Area: 39.6 m² ... 426 ft²

Total Area: 83.5 m² ... 899 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 wood flooring, exposed brickwork, door to:

Living/Dining Room

11' 6" x 28' 6" (3.51m x 8.69m)

With double glazed box bay sash window to front aspect with fitted shutters and double glazed sash window to rear aspect, two radiators, wood flooring, stairs rising to first floor landing, understairs storage cupboards, open to:

Kitchen

With double glazed double doors to rear aspect opening onto the rear garden, double glazed window and door to side aspect and a skylight window. Comprehensively fitted with a range of wall and base storage units with wood work surfaces over incorporating a sink and drainer unit, built in double oven, gas hob with extractor over, integrated fridge/freezer, space and plumbing for washing machine and dishwasher, tiled splash back areas, tiled flooring, two radiators.

First Floor Landing

With two double glazed windows to side aspect, radiator, loft access, doors to:

Bedroom One

13' 2" x 13' 1" (4.01m x 3.99m)

With double glazed sash window to front aspect with fitted shutters, radiator.

Bedroom Two

7' 5" x 13' 2" (2.26m x 4.01m)

With double glazed sash window to rear aspect, radiator.

Bathroom

With double glazed sash window to side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, separate large walk in shower, vanity unit with inset wash and basin, concealed cistern wc, fully tiled, vertical radiator.





FRONT GARDEN

Attractive walled front garden and access to the rear garden via the shared access alleyway.

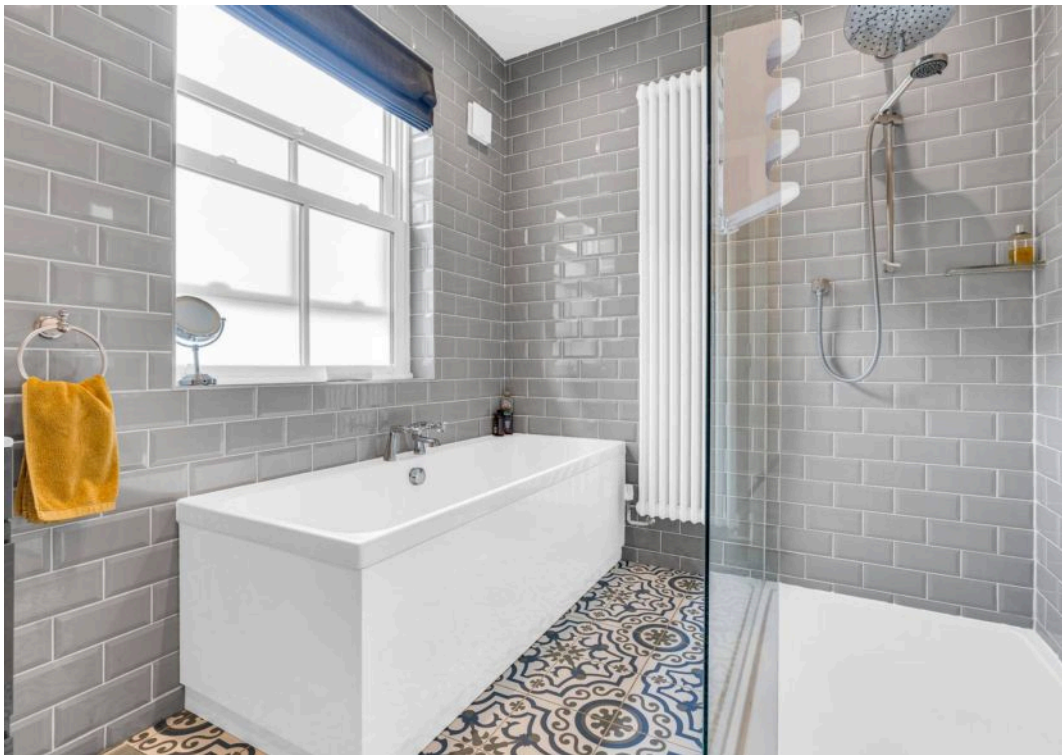
REAR GARDEN

The property benefits from a large mature westerly aspect sunny rear garden with a patio seating area to the immediate rear of the property with steps leading up to the lawned areas with heavily stocked borders and a brick built garden store. The garden can be accessed through a side gate which links to the shared access alleyway.

ON STREET

1 Parking Space







Elliot Heath Estate Agents

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