



Elliot Heath
ESTATE AGENTS

35 Trinity Road, WARE
Guide Price £620,000

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WARE, Ware

Elliot Heath presents this attractive, extended Victorian three-bedroom home over three floors, featuring spacious living, a west-facing garden, and a prime location near the High Street and station. Council Tax band: E

Tenure: Freehold

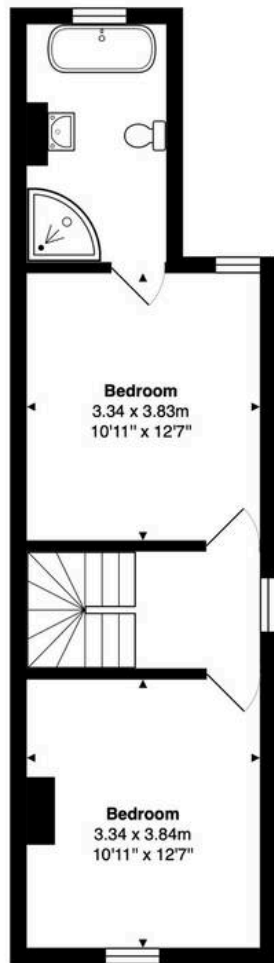
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





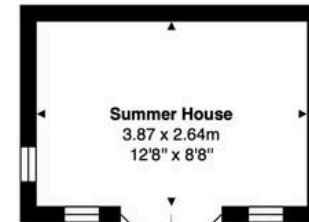
Ground Floor
Area: 52.7 m² ... 567 ft²



First Floor
Area: 39.3 m² ... 423 ft²



Second Floor
Area: 37.4 m² ... 402 ft²



Summer House
3.87 x 2.64m
12'8" x 8'8"
Outbuilding
Area: 10.2 m² ... 110 ft²

Total Area: 139.5 m² ... 1502 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 Hall

With stairs rising to first floor landing, wood flooring, doors to:

Downstairs WC

Fitted with a suite comprising dual flush wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, radiator.

Living Room

10' 11" x 12' 7" (3.34m x 3.84m)

With double glazed box bay sash style window to front aspect, radiator, attractive feature fireplace, wood flooring.

Dining Room

10' 11" x 12' 6" (3.34m x 3.82m)

Fireplace housing wood burning stove, radiator, wood flooring, open to:

Kitchen

With double glazed sash style window to side aspect. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a Butler style sink and drainer unit, space for range style cooker, integrated appliances, open to:

Breakfast Room

9' 4" x 9' 7" (2.84m x 2.91m)

Dual aspect with double glazed double doors to rear aspect and door to side aspect, radiator, built in storage cupboard, wood flooring.

First Floor Landing

With double glazed sash style window to side aspect, stairs to second floor landing, doors to:



Bedroom One

10' 11" x 12' 7" (3.34m x 3.83m)

With double glazed sash style window to rear aspect, radiator, door to:

En Suite Bathroom

With double glazed sash style window to rear aspect with obscure glass. Fitted with a suite comprising free standing claw and ball bath, separate shower cubicle, pedestal wash hand basin with cupboard enclosure below, low flush wc, tongue and groove panelling to half height, heated towel rail, wood effect flooring.

Bedroom Two

10' 11" x 12' 7" (3.34m x 3.84m)

With double glazed sash style window to front aspect, radiator.

Second Floor Landing

With double glazed sash style window to side aspect, doors to:

Bedroom Three

10' 8" x 12' 1" (3.26m x 3.69m)

With two sash style windows to side aspect, radiator, exposed brickwork, access to large storage area.

Shower Room

With double glazed sash style window to side aspect with obscure glass. Fitted with a suite comprising large shower cubicle, vanity unit with circular wash hand basin, concealed cistern wc, fitted shelving, tiled splash back areas, tiled flooring, heated towel rail, access to storage area.

Summer House

12' 8" x 8' 8" (3.87m x 2.64m)

Located to the rear of the garden with light and power connected.



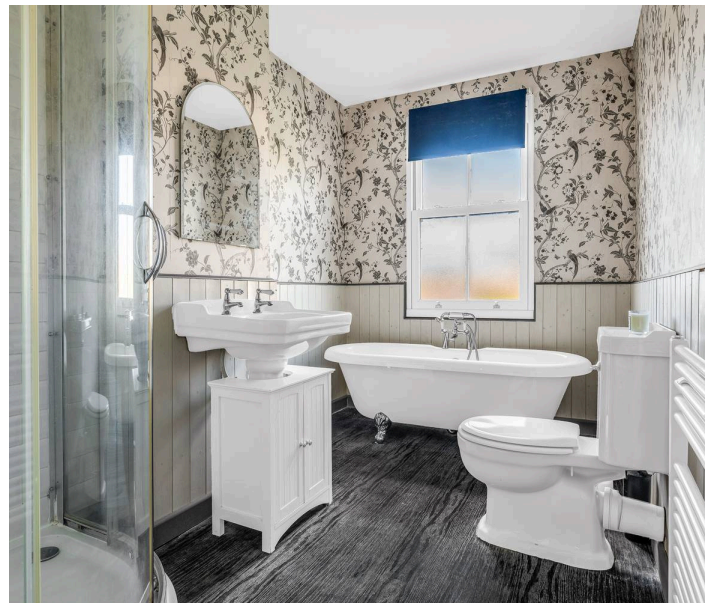


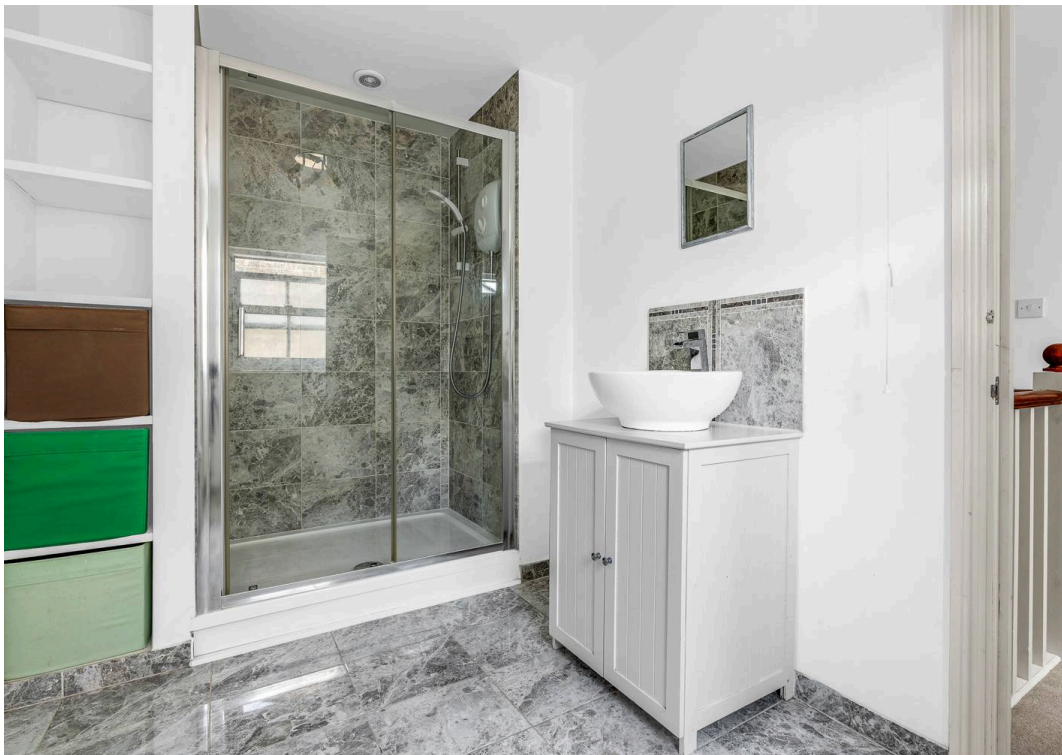
FRONT GARDEN

The property benefits from an enclosed front garden that is partly walled with side access to the rear garden.

REAR GARDEN

The rear garden enjoys a westerly aspect and is a particular feature of the property extending to approximately 100' in length. There are two patio seating areas, an extensive lawn and various shrubs, plants and trees throughout the rear garden. Access to the large summer house located to the rear of the garden.







Elliot Heath Estate Agents

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