



Elliot Heath
ESTATE AGENTS

72 Trinity Road, Ware
Guide Price **£200,000**

72 Trinity Road

Ware

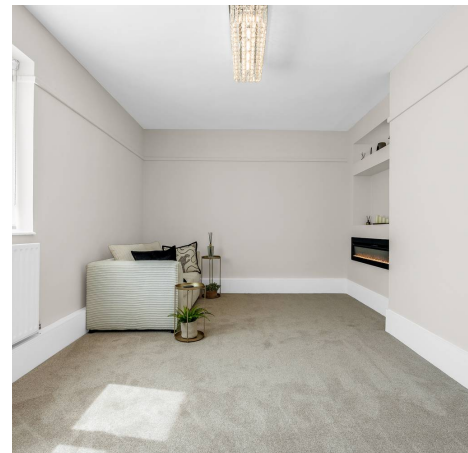
Beautifully refurbished ground-floor apartment near Ware town centre with a refitted kitchen and bathroom, new flooring, feature fireplace, ample storage, privately owned gardens and communal gardens.

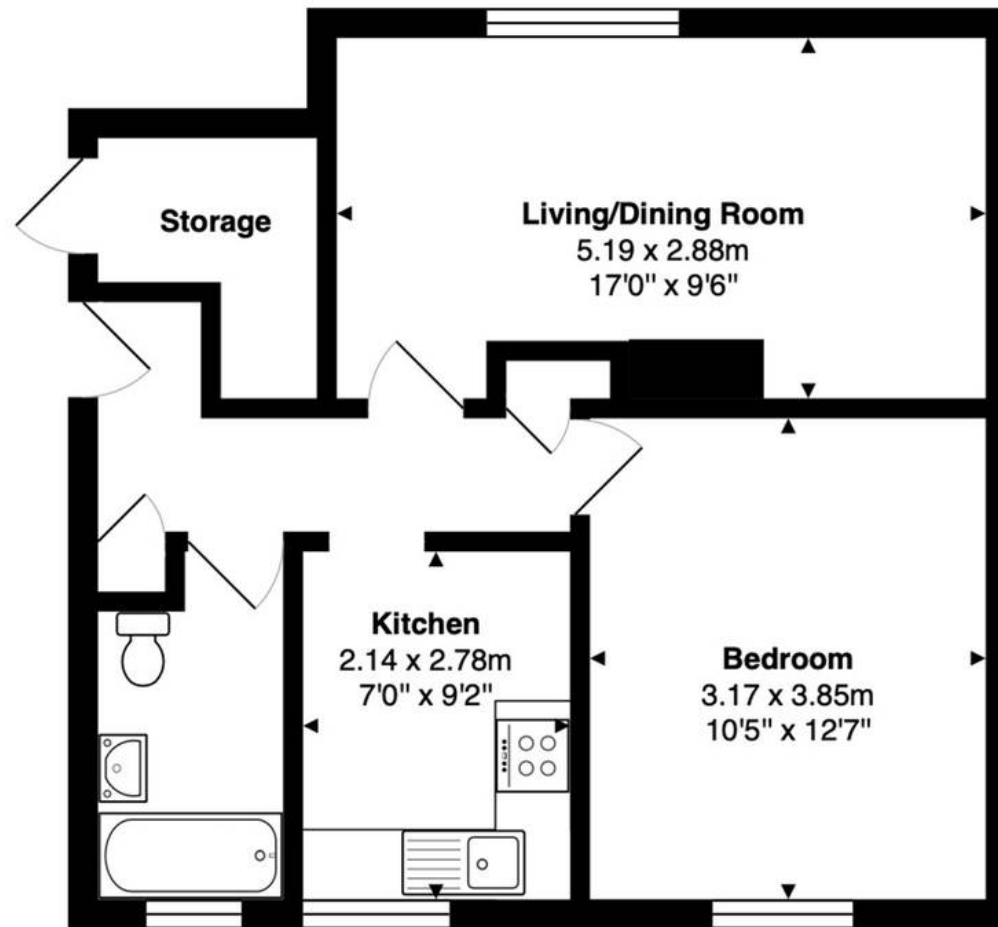
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Ground Floor
Area: 47.4 m² ... 511 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 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.

GARDEN

Privately owned garden with permission to add 3ft fencing and garden shed.





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

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



Elliot Heath Estate Agents

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