



Elliot Heath
ESTATE AGENTS

75 Trapstyle Road, WARE
Guide Price £560,000

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WARE, Ware

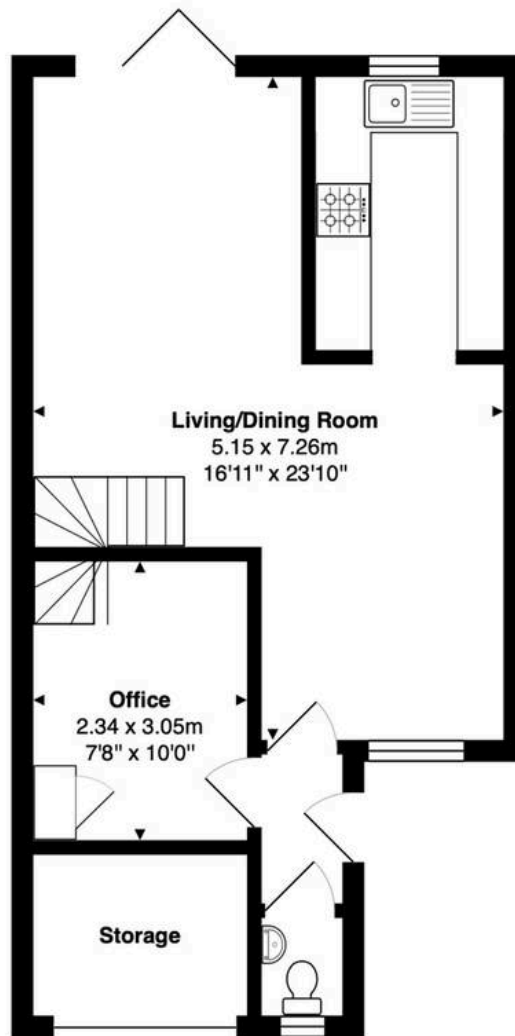
Stunning 3-bed end of terrace home near Ware's station. Modern open plan, landscaped garden, office/playroom, luxury kitchen & bathroom, off-street parking. Close to shops, bars and restaurants. Council Tax band: D

Tenure: Freehold

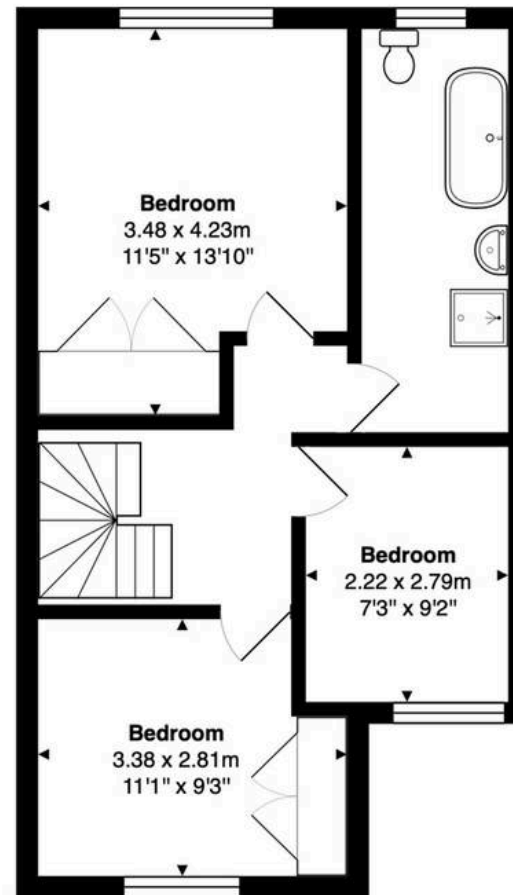
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Ground Floor
Area: 47.6 m² ... 512 ft²



First Floor
Area: 44.4 m² ... 478 ft²

Total Area: 91.9 m² ... 990 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 tiled flooring, radiator, doors to:

Downstairs WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising dual flush wc, wall hung wash hand basin, tiled splash back areas, radiator.

Office

7' 8" x 10' 0" (2.34m x 3.05m)

With radiator and wood panelling to walls.

Living/Dining Room

16' 11" x 23' 10" (5.15m x 7.26m)

Dining Room

With double glazed window to front aspect, radiator, wood flooring, stairs rising to first floor landing, open to the kitchen and open to:

Living Room

With double glazed bi fold doors opening onto the rear garden, radiator, wood flooring.

Kitchen

With double glazed window to rear aspect over looking the garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, tiled flooring.

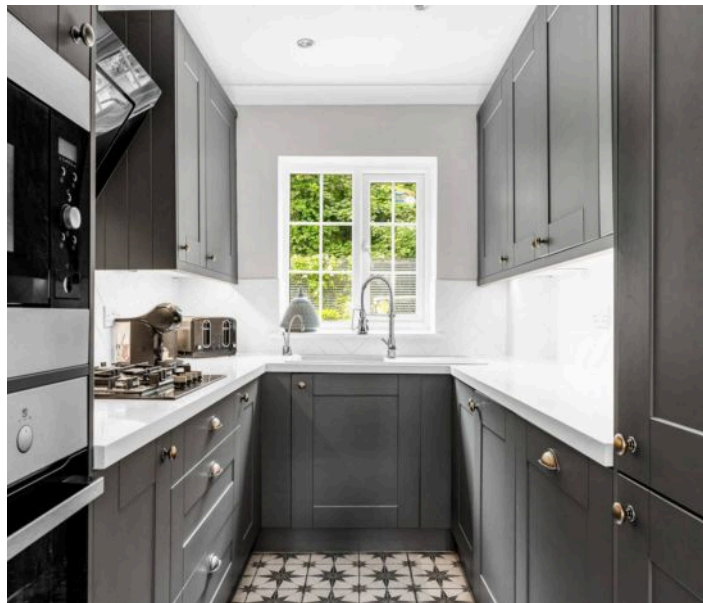
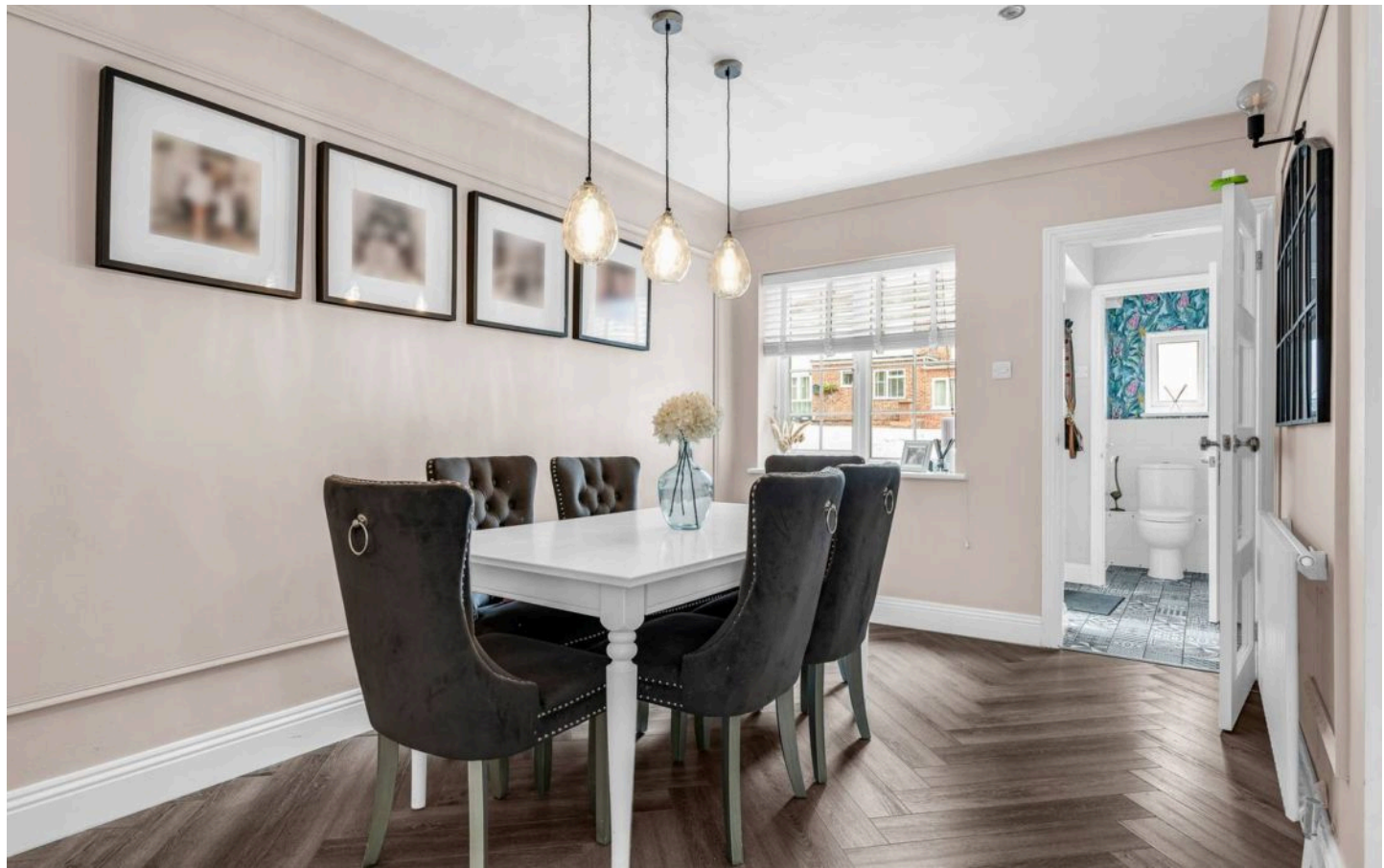
First Floor Landing

With panelling, loft access, radiator and doors to:

Bedroom One

11' 5" x 13' 11" (3.48m x 4.23m)

With double glazed window to rear aspect, radiator, built in wardrobe cupboards.



Bedroom Two

11' 1" x 9' 3" (3.38m x 2.81m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboards.

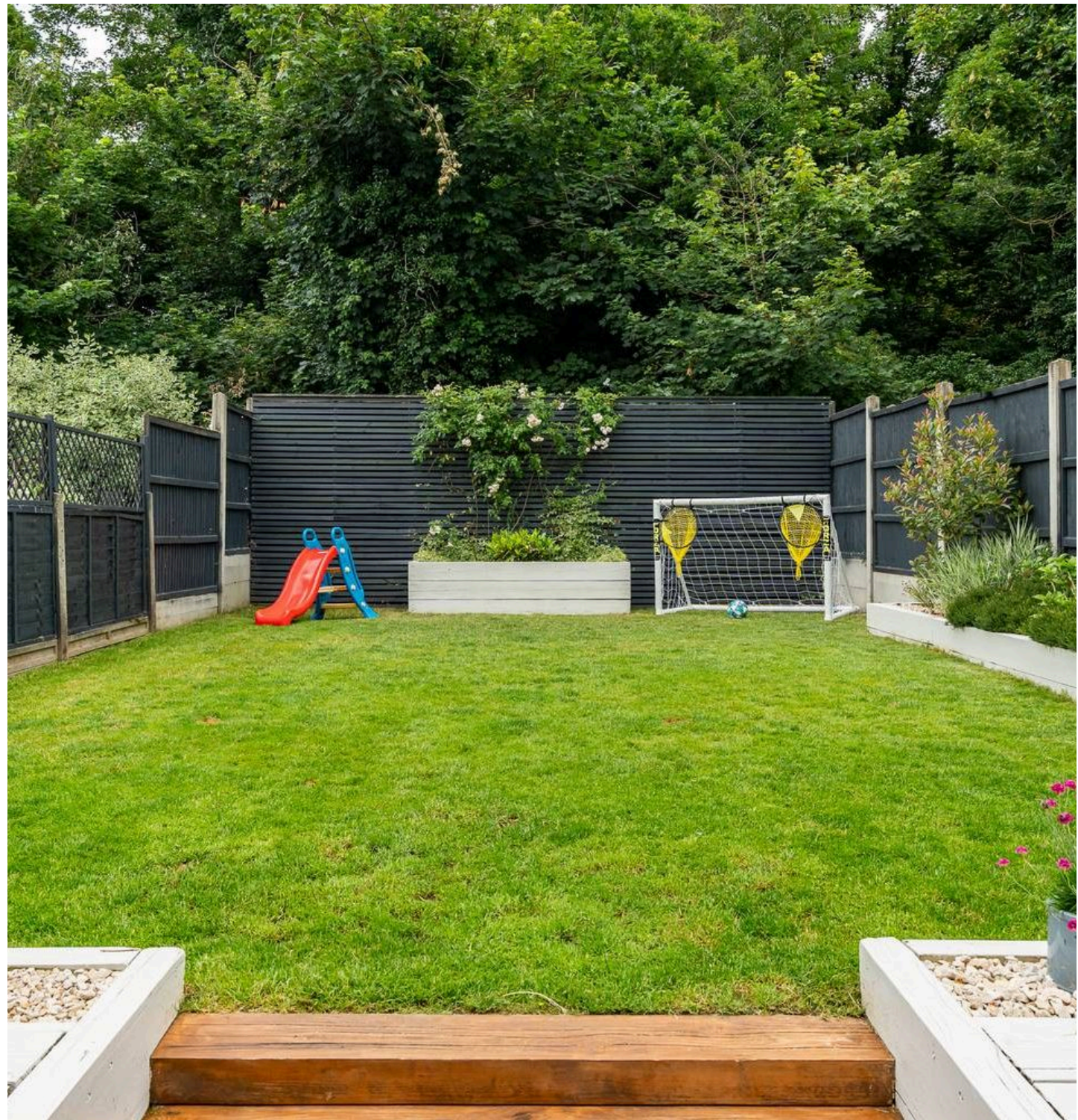
Bedroom Three

7' 3" x 9' 2" (2.22m x 2.79m)

With double glazed window to front aspect, radiator, panelling to half height.

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising freestanding bath, separate shower cubicle, dual flush wc, pedestal wash hand basin, tiled splash back area, tiled flooring, exposed brickwork, radiator.





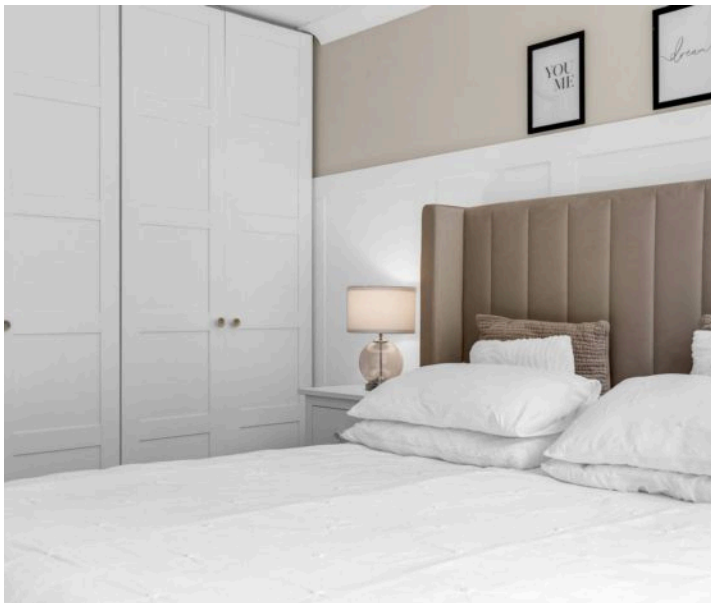
REAR GARDEN

Generous rear garden featuring a paved seating area with steps up to the lawn with raised beds and gated access to the front.

DRIVEWAY

2 Parking Spaces

Block paved driveway to the front providing off street parking for several vehicles and access to the outside storage.







Elliot Heath Estate Agents

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