



Taylor Phelps

Elliot Heath
ESTATE AGENTS

13 Riverscroft Mansions, Trapstyle Road
In Excess of **£280,000**

13 Riverscroft Mansions

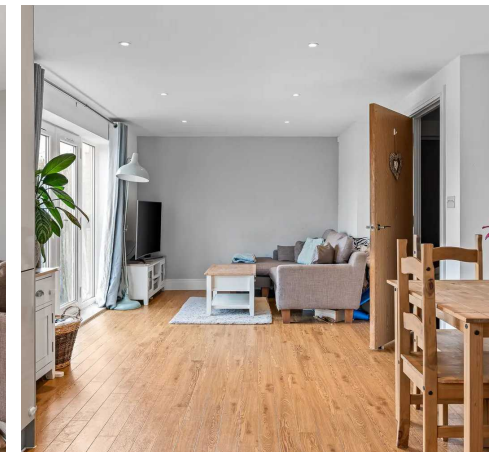
Trapstyle Road, Ware

Modern 2-bed home with open plan living, 2 bathrooms, 2 Juliette balconies, long lease, secure entry, residents & visitors parking. Near Ware town centre & mainline station. Call 01920 293333 to view. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

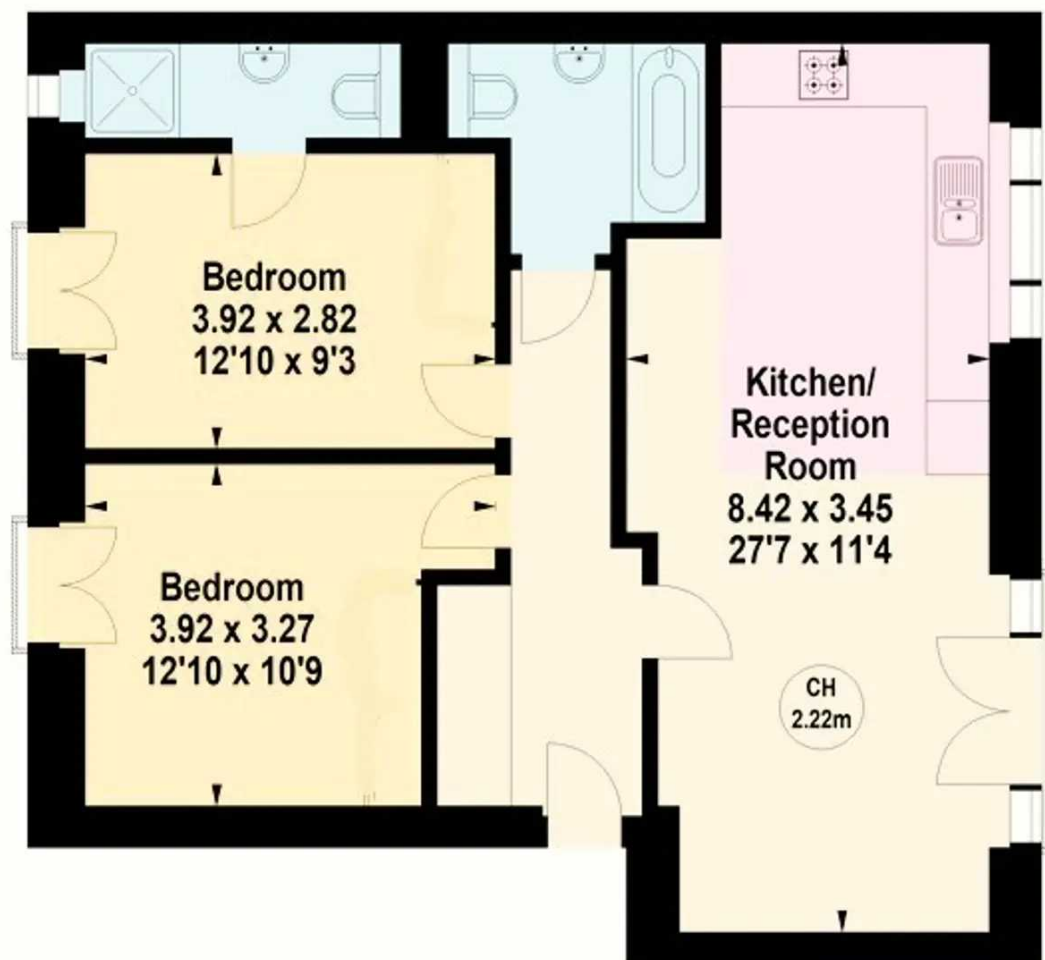
EPC Environmental Impact Rating: B



Riverscroft Mansions, SG12

Approximate Area = 67.07 sq m / 722 sq ft

Key :
CH - Ceiling Height



Entrance Hall

Secure entryphone, wall mounted radiator, large storage cupboard, wood flooring. Doors to:

Kitchen/Reception Room

27' 7" x 11' 4" (8.41m x 3.45m)

Lounge/Diner

With double glazed french doors and Juliet balcony, wall mounted radiator, wood flooring, open to:

Kitchen

Fully integrated kitchen fitted with a range of wall and base units with work surfaces over, incorporating a one and a half bowl sink and drainer unit, built in oven with gas hob and extractor hood over, integrated fridge/freezer, integrated washing machine and integrated dishwasher, cupboard housing wall mounted boiler, wood flooring.

Bedroom One

12' 10" x 9' 3" (3.92m x 2.82m)

With double glazed french doors with Juliet balcony, wall mounted radiator. Door to:

En Suite Shower Room

With double glazed window with obscure glass. Fitted with a suite comprising fully tiled shower cubicle with wall mounted thermostatically controlled shower, pedestal wash hand basin, low level wc, part tiled walls and tiled flooring, extractor fan.

Bedroom Two

12' 10" x 10' 9" (3.92m x 3.27m)

With double glazed french doors with Juliet balcony, wall mounted radiator.

Bathroom

With double glazed window with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, concealed cistern wc, pedestal wash hand basin, chrome heated towel rail, extractor fan, tiled flooring and part tiled walls.

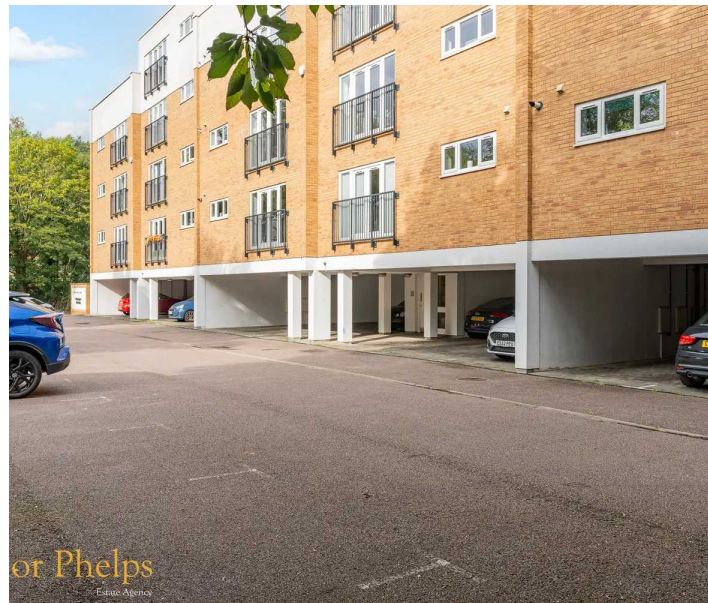




OFF STREET

2 Parking Spaces

The property benefits from residents parking for at least two cars together with visitors parking.





Elliot Heath Estate Agents

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