

# Jonathan Hunt

ESTATE AGENCY

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**36 Lady Margaret Gardens, Ware, SG12 7QB**

**Asking Price £585,000**

VIEWING ADVISED - JONATHAN HUNT are pleased to offer this FOUR DOUBLE BEDROOM semi detached family home located within a modern development. The property offers an open plan Living/Dining room with modern kitchen and ground floor W/C. The property also features two bathrooms, a driveway and DETACHED GARAGE

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY

CLOAKROOM

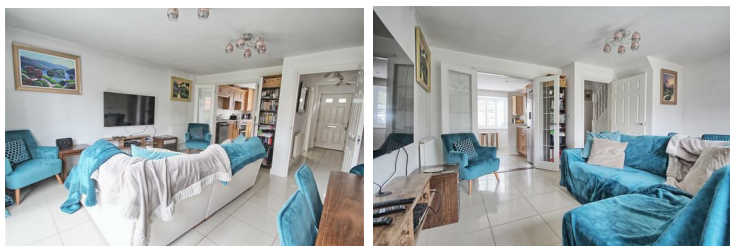
KITCHEN



LIVING/DINING ROOM



LIVING AREA



DINING AREA



FIRST FLOOR

BEDROOM TWO



BEDROOM FOUR

BATHROOM



SECOND FLOOR

BEDROOM ONE

ENSUITE



BEDROOM THREE

EXTERIOR

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## REAR GARDEN



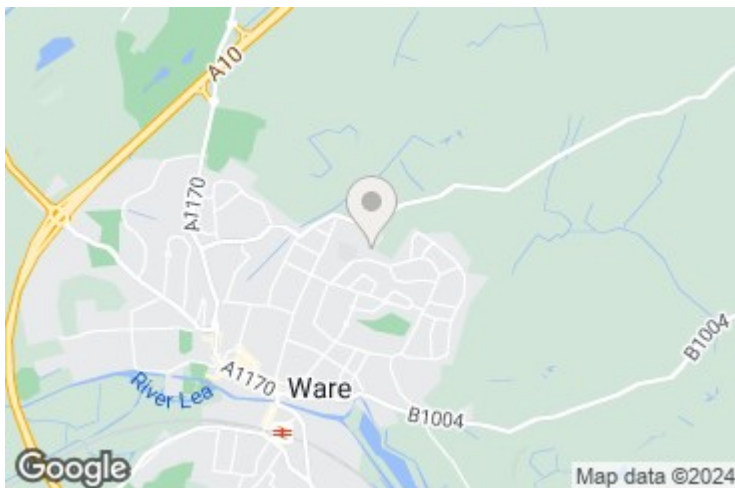
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	80	83

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	83	92

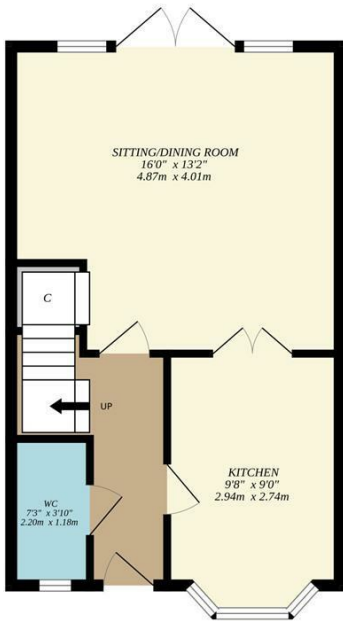
## DRIVEWAY AND GARAGE



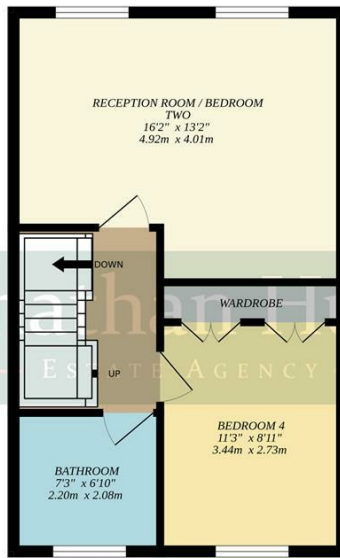
## COUNCIL TAX BAND F



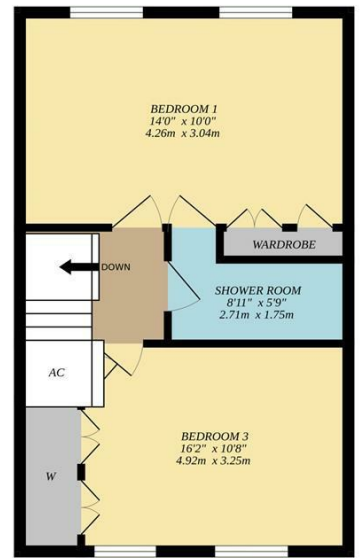
GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1295 sq.ft. (120.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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