

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

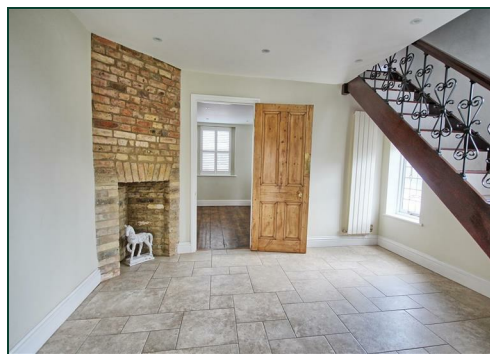
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69 High Oak Road, Ware, Hertfordshire, SG12 7PB

£425,000

JONATHAN HUNT are pleased to offer this stunning TWO DOUBLE BEDROOM end of terrace Victorian cottage located within this sought after road just a short walk to Ware town centre and station. The property has been refurbished to a high standard to include refitted kitchen and bathroom and features lovely gardens to the rear enjoying a westerly aspect. CHAIN FREE.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

69 High Oak Road, Ware, Hertfordshire, SG12 7PB

LIVING ROOM 12'1" x 12'2" (3.7 x 3.73)

DINING ROOM 12'2" x 9'10" (3.72 x 3)

KITCHEN 12'2" x 4'11" (3.72 x 1.5)

BATHROOM

UTILITY

FIRST FLOOR

BEDROOM 12'1" x 8'9" (3.7 x 2.68)

BEDROOM 9'10" x 9'2" (3 x 2.8)

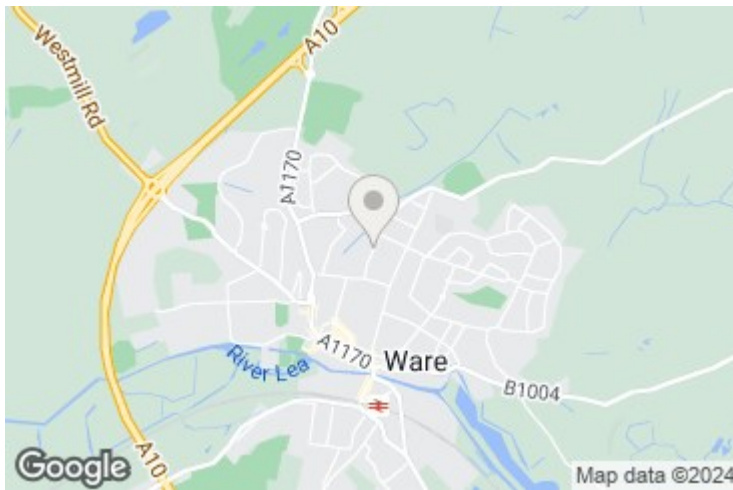
REAR GARDEN

GARDENS

EXTERIOR

FRONT GARDEN

COUNCIL TAX BAND - C

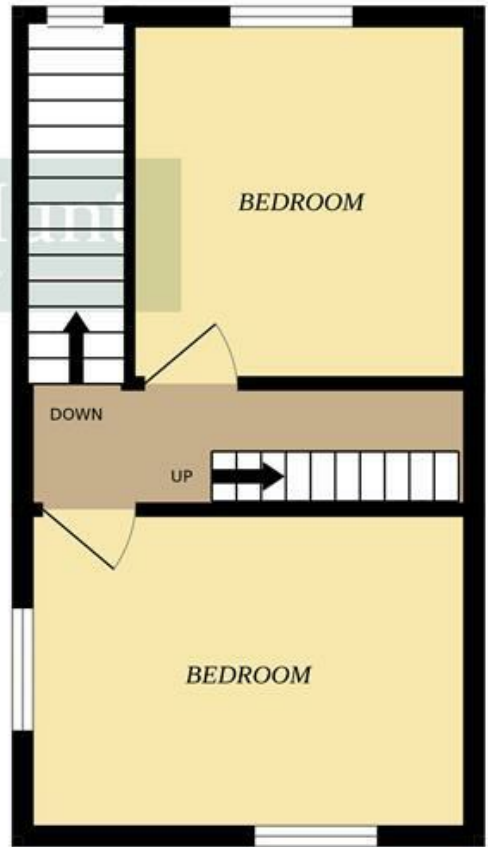
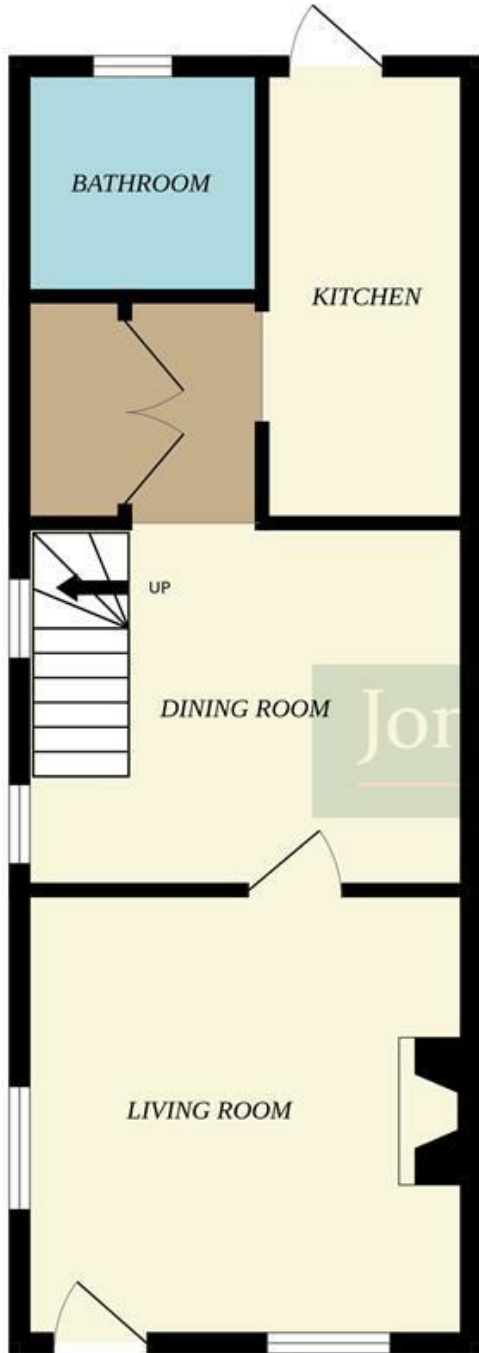


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	84
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
Current	67
England & Wales	
EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



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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