

Jonathan Hunt

ESTATE AGENCY

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20 Redan Road, Ware, SG12 7NJ

£465,000

JONATHAN HUNT are pleased to offer this traditional THREE BEDROOM VICTORIAN HOME featuring a newly converted loft offering a master bedroom with dressing and ensuite. The ground floor offers two reception rooms with wood flooring and a recently fitted Kitchen. The first floor offers two further bedrooms and a family bathroom. Externally the property features courtyard front gardens and enclosed gardens to the rear.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE PORCH

LIVING ROOM 12'0" x 11'10" (3.68 x 3.63)



KITCHEN 11'8" x 6'6" (3.56 x 2)



FEATURE FIREPLACE



FIRST FLOOR



DINING ROOM 12'0" x 12'0" narr to 9'2" (3.67 x 3.67 narr to 2.8)



BEDROOM TWO 12'0" x 12'0" (3.67 x 3.67)



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BEDROOM THREE 12'3" x 5'6" (3.75 x 1.7)



MASTER BEDROOM 18'4" x 9'10" narr to 7'8" (5.6 x 3 narr to 2.36)



BATHROOM

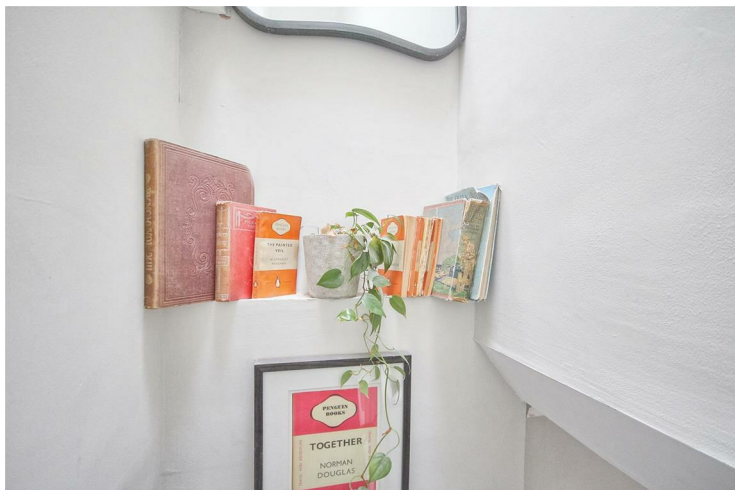


DRESSING AREA

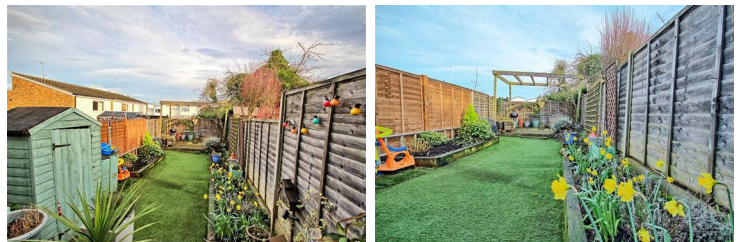
ENSUITE



SECOND FLOOR



REAR GARDENS



20 Redan Road, Ware, SG12 7NJ

EXTERIOR



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	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		
England & Wales	EU Directive 2002/91/EC	

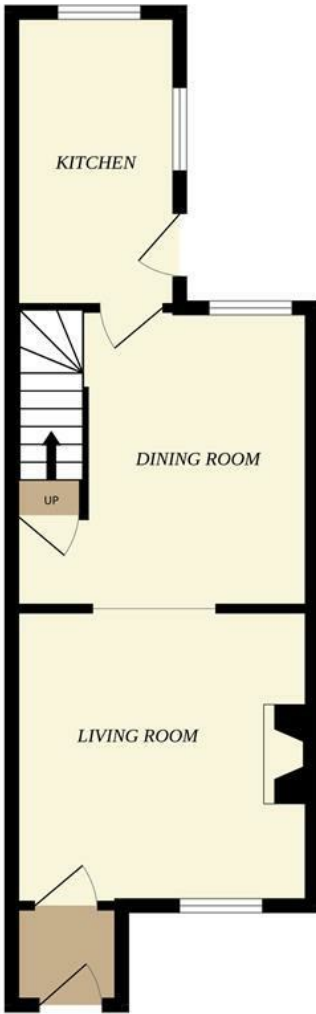
FRONT



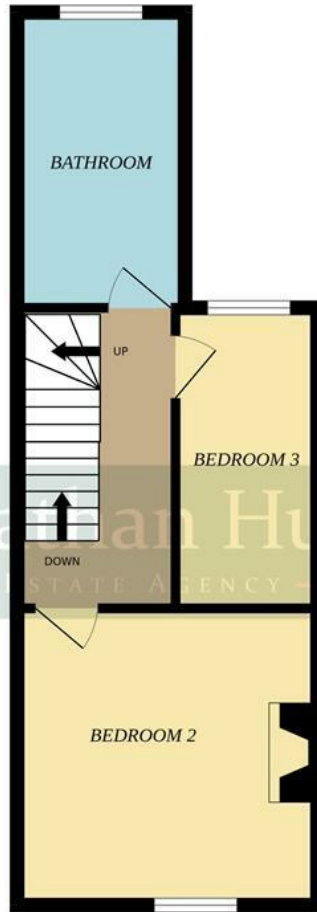
COUNCIL TAX BAND - C



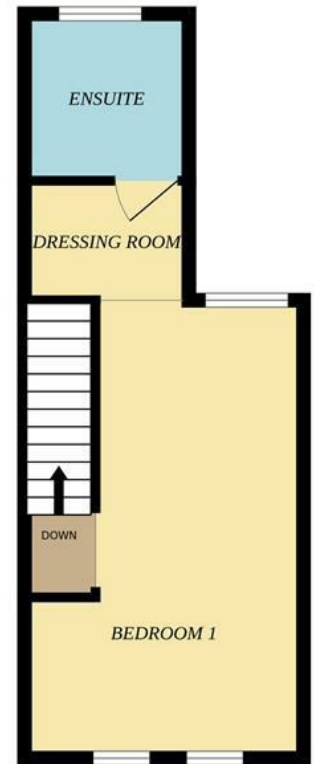
GROUND FLOOR



1ST FLOOR



2ND 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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