

Jonathan Hunt

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18 Cobham Road, Ware, Hertfordshire, SG12 7HD

£499,995

JONATHAN HUNT are pleased to offer this TRULY IMMACULATE three double bedroom semi detached home. The property features a refitted Kitchen, Living/Dining room with Bi-folding doors leading to South facing rear gardens. Internal viewing advised.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL



KITCHEN 9 x 8 (2.74m x 2.44m)



LIVING ROOM 23 x 11'10" narrowing to 9 (7.01m x 3.61m narrowing to 2.74m)



FIRST FLOOR



DINING AREA



BEDROOM ONE 13 x 10 (3.96m x 3.05m)



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BEDROOM TWO 10 x 10 (3.05m x 3.05m)



REAR GARDEN



BEDROOM THREE 10 x 7 (3.05m x 2.13m)



GARDENS



BATHROOM



EXTERIOR

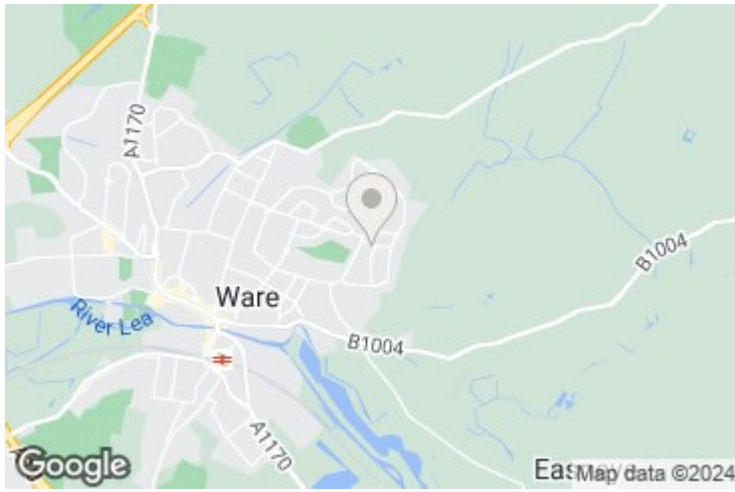


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LARGE DRIVEWAY



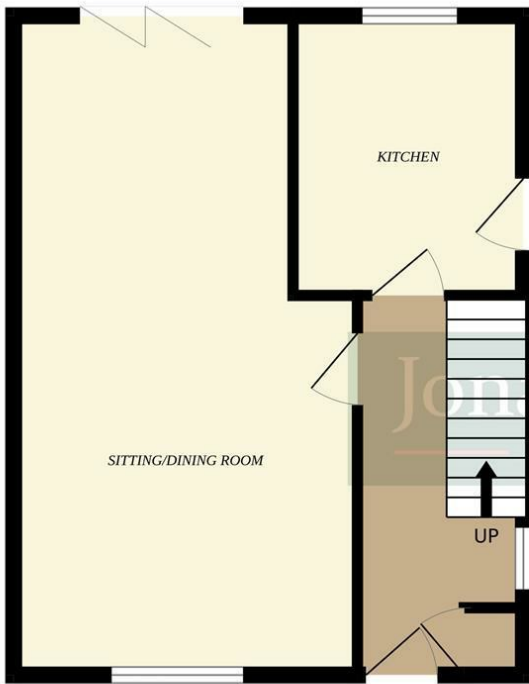
COUNCIL TAX BAND - C



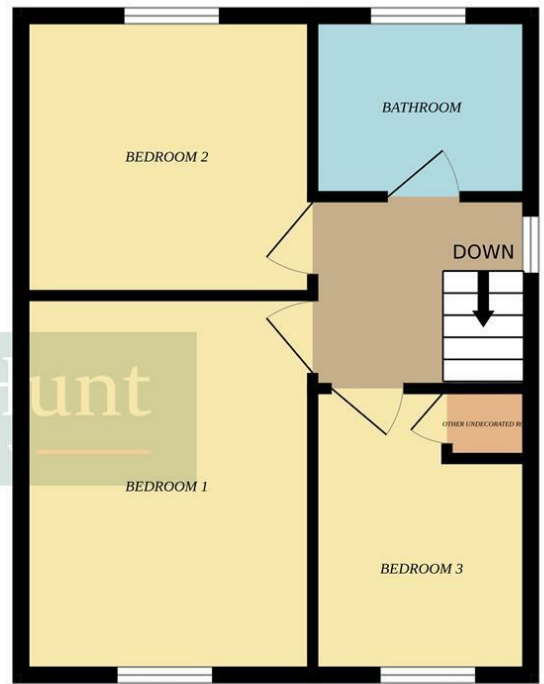
Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 65	Potential: 78
England & Wales	
EU Directive 2002/91/EC	

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	Potential: 78
England & Wales	
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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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