

# Jonathan Hunt

ESTATE AGENCY

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**3 Page Hill, Ware, Hertfordshire, SG12 0RZ**

**Asking Price £265,000**

JONATHAN HUNT are pleased to offer this well presented one bedroom end of terrace starter home located on the popular Page Hill development. The property is situated in a quiet cul-de-sac, with easy access to the A10. Features include fitted kitchen, fitted bathroom, UPVC double glazing and allocated parking for TWO CARS.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



### 3 Page Hill, Ware, Hertfordshire, SG12 0RZ

#### THE ACCOMMODATION COMPRISES

Front entrance door giving access to:

#### ENTRANCE HALL

Coving to ceiling, cupboard housing electricity meters.

#### LOUNGE 12'1" x 12'0" max (3.68 x 3.66 max)

Stairs to first floor, UPVC double glazed window to side aspect, coving to ceiling, wall mounted storage heater, archway to:

#### PHOTO TWO

#### KITCHEN 8'6" x 5'7" (2.59 x 1.70)

Fitted with a range of wall and base units with rolled edge worktops and tiling to splashbacks, space for fridge/freezer, plumbing for washing machine, integrated electric oven with four ring hob and extractor over, stainless steel sink unit, UPVC double glazed window to side aspect, wall mounted pull cord electric heater.

#### PHOTO TWO

#### FIRST FLOOR LANDING

Airing cupboard with mirrored sliding door housing hot water cylinder and deep wardrobe, access to loft, doors leading off:

#### BEDROOM 11'4" x 10'8" max (3.45 x 3.25 max)

UPVC double glazed Window to side aspect.

#### PHOTO TWO

#### BATHROOM

Three quarter tiled walls, suite comprising pedestal wash hand basin, low level w.c., panel enclosed bath with electric shower over, obscure UPVC double glazed window to side aspect, wall mounted pull cord heater.

#### EXTERIOR

Parking to the front for two cars.

#### COUNCIL TAX BAND D



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	57	
(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 <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

