

Jonathan Hunt

ESTATE AGENCY

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100 London Road, Ware, SG12 9LY

£435,000

JONATHAN HUNT are pleased to offer this deceptively spacious VICTORIAN HOME offered in excellent condition throughout. The property features a Living Dining room measuring 8.38 metres, fitted Kitchen and Breakfast room. On the first floor the property benefits from two double bedrooms and a separate Bathroom. Externally the gardens enjoy a westerly aspect and to the front RIVER VIEWS

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

100 London Road, Ware, SG12 9LY

FRONT ELEVATION



DINING AREA



LIVING/DINING ROOM 27'5" x 11'3" (8.38 x 3.44)



KITCHEN 10'5" x 7'2" (3.2 x 2.2)



LIVING AREA



CLOAKROOM

BREAKFAST ROOM 12'5" x 6'6" (3.8 x 2)



FIRST FLOOR

100 London Road, Ware, SG12 9LY

BEDROOM ONE 11'10" x 11'3" (3.61 x 3.43)



REAR GARDEN



BEDROOM TWO 12'2" x 11'1" (3.72 x 3.4)



GARDENS



BATHROOM



RIVER VIEWS



EXTERIOR



COUNCIL TAX BAND -C

100 London Road, Ware, SG12 9LY



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	Potential
56	86
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	Potential
57	86
England & Wales	
EU Directive 2002/91/EC	



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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