

# Jonathan Hunt

ESTATE AGENCY

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6 Sells Road, Ware, SG12 7LQ

**£399,995**

JONATHAN HUNT are pleased to offer this well presented THREE BEDROOM end terrace home located within this popular cul de sac. The property occupies a corner plot with the addition of an extended Dining room with views over the garden. The property features double glazed windows, gas central heating and driveway to the side. CHAIN FREE

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

**6 Sells Road, Ware, SG12 7LQ**

**ENTRANCE PORCH**

**ENTRANCE HALLWAY**

**LIVING ROOM 13'1" x 12'2" (4 x 3.73)**



**DINING ROOM 15'6" x 7'11" (4.74 x 2.42)**



**FIRST FLOOR**

**BEDROOM ONE 12'10" x 12'5" (3.92 x 3.8)**



**KITCHEN 10'5" x 9'2" (3.2 x 2.8)**



**BEDROOM TWO 11'5" x 6'6" (3.48 x 2)**



**INNER HALLWAY**

**BATHROOM**



# 6 Sells Road, Ware, SG12 7LQ

## BEDROOM THREE 7'8" x 5'11" (2.34 x 1.81)



## EXTERIOR



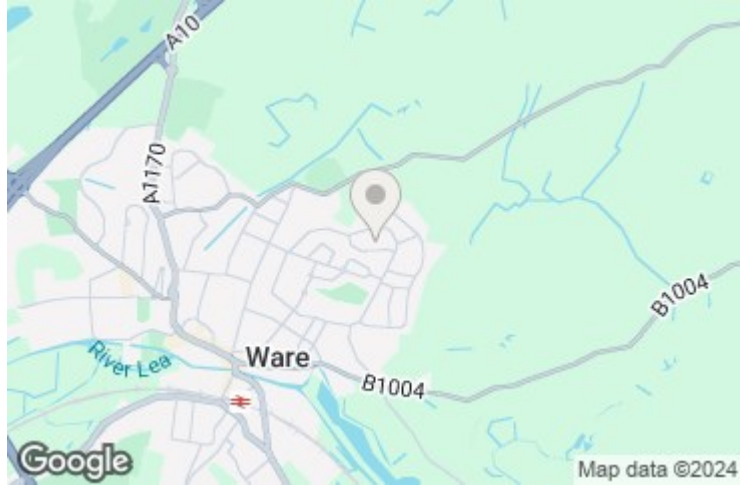
## REAR GARDEN



## FRONT

## DRIVEWAY

## COUNCIL TAX BAND - C



## GARDENS



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			
<b>England &amp; Wales</b>		65	80
	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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		67	80
	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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