

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

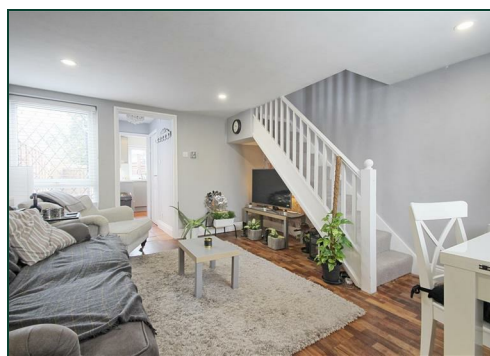
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**13a High Street, Puckeridge, Ware, Hertfordshire, SG11 1RN**

**Asking Price £319,995**

JONATHAN HUNT are pleased to offer this well presented TWO BEDROOM COTTAGE, situated on the High Street of this idyllic village, with local amenities within walking distance. Having been renovated by the current owners to include a HIGH SPEC KITCHEN AND BATHROOM, the property benefits from private rear garden and some gorgeous character features. Must be viewed internally to be fully appreciated.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

**13a High Street, Puckeridge, Ware, Hertfordshire, SG11 1RN**

**FRONT ASPECT**



**BATHROOM 5'7" x 5'6" (1.71 x 1.7)**



**LIVING ROOM 15'0" x 12'4" (4.59 x 3.76)**



**FIRST FLOOR LANDING**

**BEDROOM ONE 7'11" x 12'4" (2.43 x 3.76)**



**INNER HALLWAY**

**KITCHEN 7'3" x 8'7" (2.23 x 2.62)**



**BEDROOM TWO (1ST FLOOR) 6'8" x 6'11" (2.04 x 2.12)**



**BEDROOM TWO (2ND FLOOR) 9'11" x 12'4" (3.04 x 3.76)**

**PRIVATE REAR GARDEN**

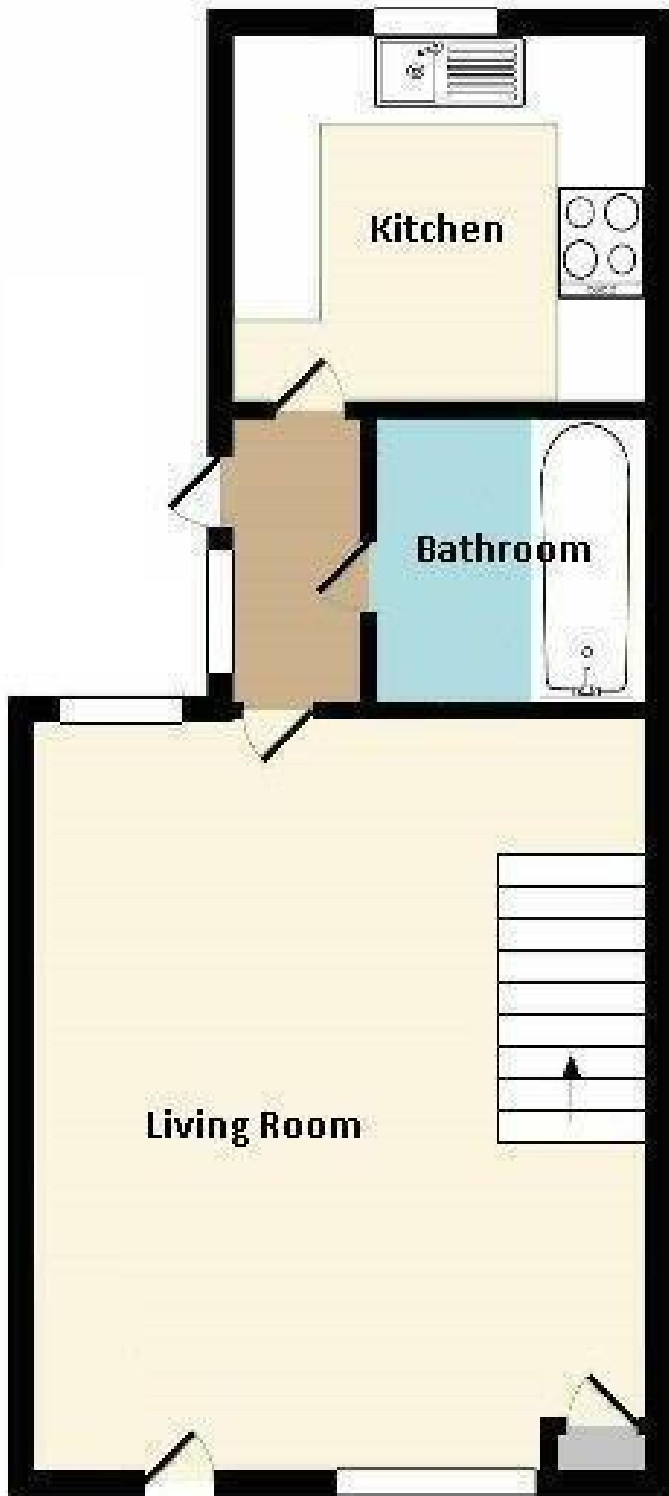


**COUNCIL TAX BAND - C**

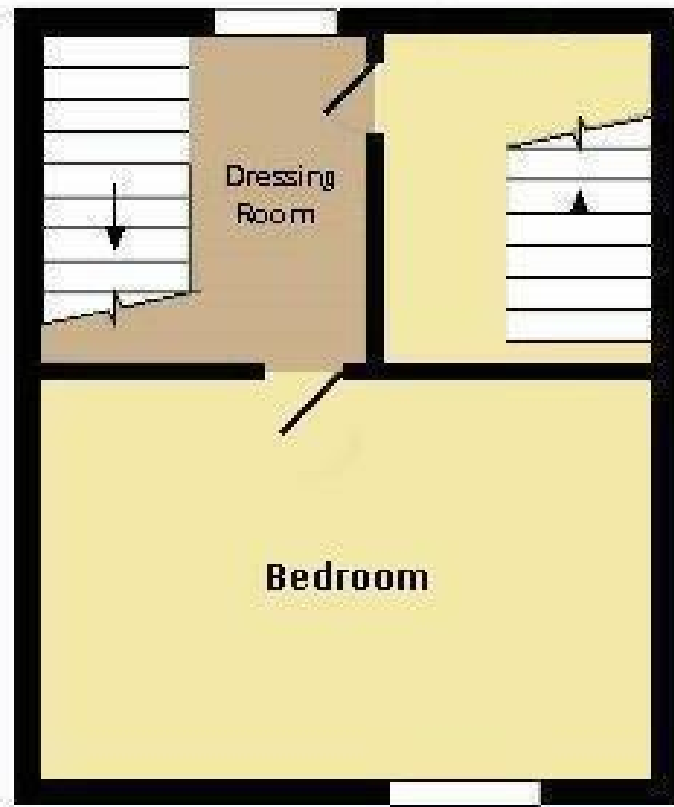


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current: <b>59</b>	Potential: <b>87</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

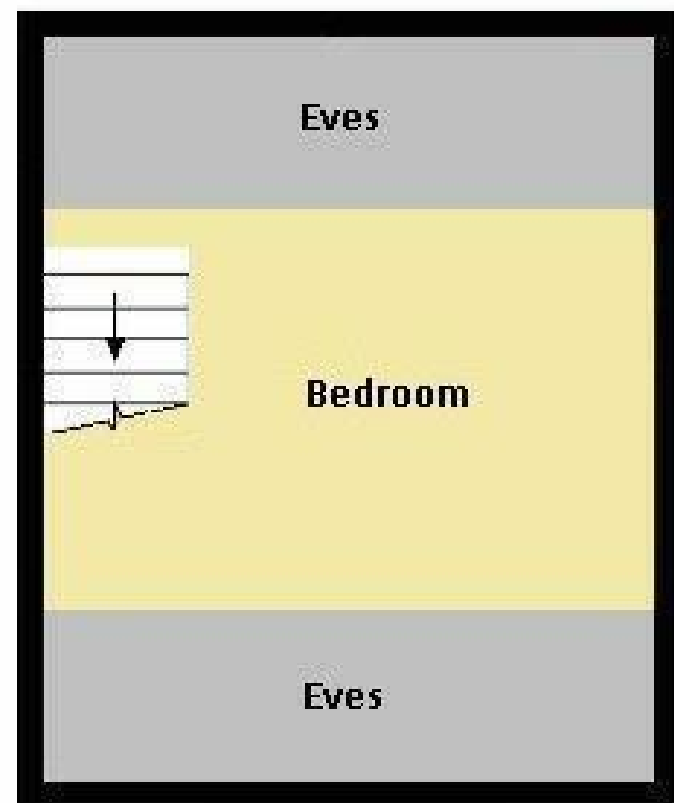
Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current: <b>61</b>	Potential: <b>87</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



**Ground Floor**



**First Floor**



**Second Floor**