

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

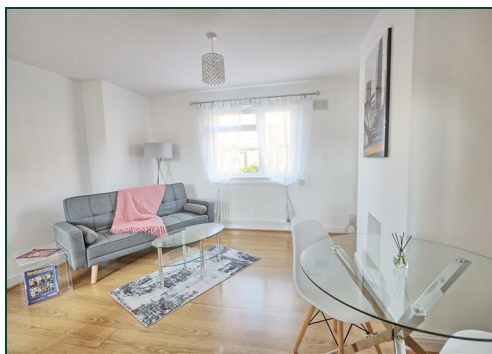
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**102a Canons Road, Ware, SG12 0BW**

**£225,000**

JONATHAN HUNT are pleased to offer this well presented one bedroom ground floor maisonette. The property offers a modern Kitchen with appliances, OWN PRIVATE GARDEN, driveway for TWO CARS. The property also benefits from a 999 year lease with NO SERVICE CHARGES. - CHAIN FREE

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

# 102a Canons Road, Ware, SG12 0BW

ENTRANCE HALLWAY

LIVING ROOM 13'8" x 10'11" (4.18 x 3.33)

KITCHEN 9'4" x 5'2" (2.85 x 1.6)

BEDROOM 11'1" x 9'10" (3.4 x 3)

BATHROOM

COURTYARD GARDEN



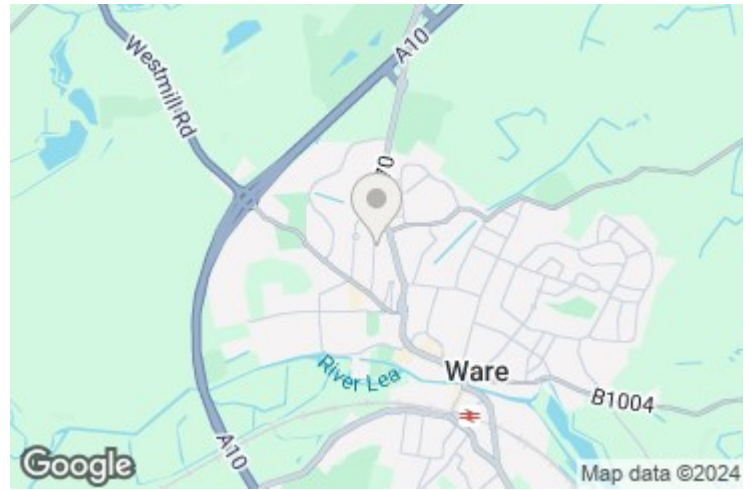
EXTERIOR



DRIVEWAY



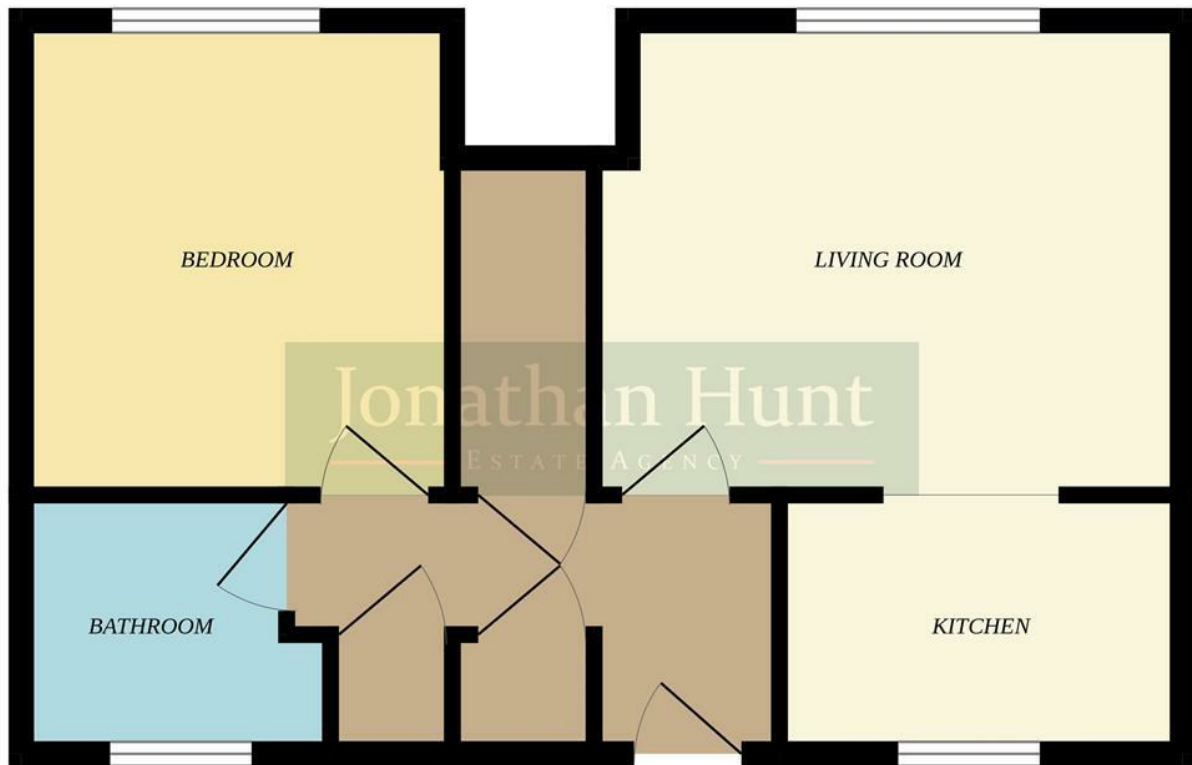
COUNCIL TAX BAND - B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	77
(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			
(81-91) B			
(69-80) C		74	77
(55-68) D			
(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	

## GROUND 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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