

Jonathan Hunt

ESTATE AGENCY

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12 Harebell Close, Hertford, SG13 7TF

£425,000

JONATHAN HUNT are pleased to offer this well presented two bedroom SEMI DETACHED home located within this sought after development. The property features a refitted Kitchen, corner plot gardens with a south/westerly aspect, a useful HOME OFFICE/GYM and solar panels. Further benefits include gas central heating, double glazed windows and PARKING FOR TWO CARS.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE

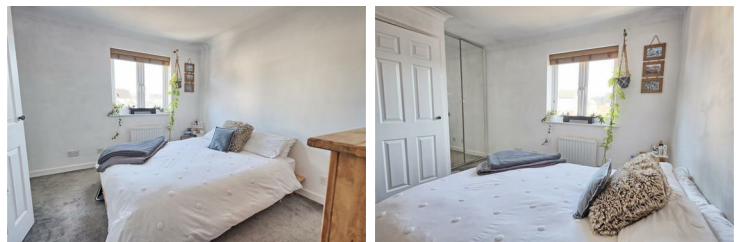
LIVING ROOM 12'11" x 12'1" (3.96 x 3.7)



FIRST FLOOR



BEDROOM ONE 11'10" x 10'9" max (3.62 x 3.3 max)



KITCHEN/DINING ROOM 13'1" s 8'6" (4 s 2.61)



DINING



BEDROOM TWO 9'2" x 6'6" (2.8 x 2)



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BATHROOM



REAR GARDENS

EXTERIOR

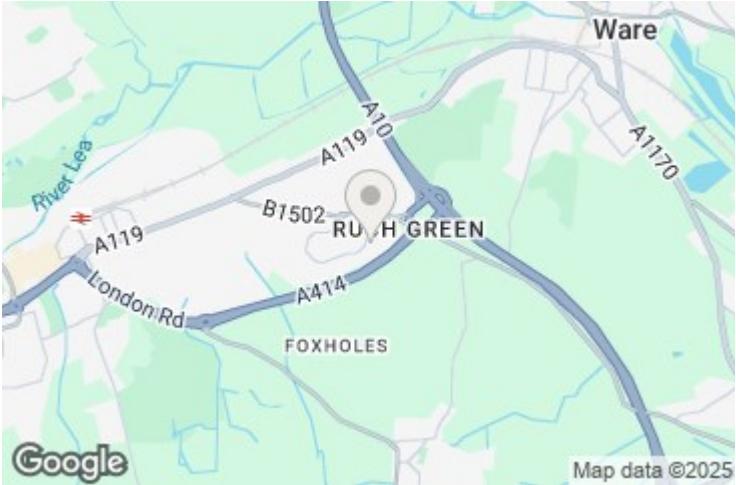
HOME OFFICE



PARKING FOR TWO CARS



COUNCIL TAX BAND - D

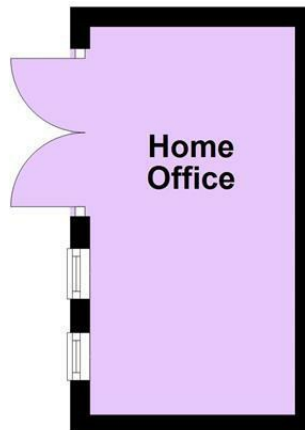
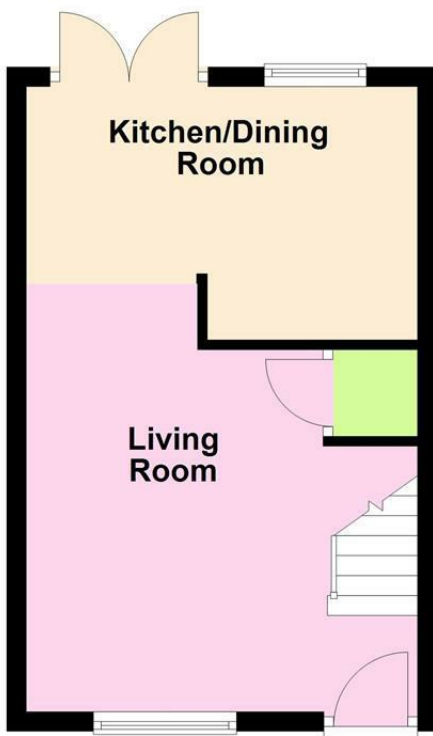


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	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		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 34.2 sq. metres (368.6 sq. feet)



First Floor

Approx. 25.8 sq. metres (278.0 sq. feet)



Total area: approx. 60.1 sq. metres (646.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Plan produced using PlanUp.