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ESTATE AGENCY

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32 Canons Road, Ware, SG12 0BT

Offers In Excess Of £450,000

LARGER THAN AVERAGE 3 BEDROOM WITH DRIVEWAY & GARAGE - This 3 bedroom end terrace house is located in a cul-de-sac within walking distance of Ware High Street and is offered chain free. The house benefits from gas central heating, double glazed windows, and features include a spacious downstairs with kitchen/Breakfast Room, living room and downstairs W/C. To the first floor are 3 spacious bedrooms and a shower room (previously a bathroom). There is an enclosed garden to the rear.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL



BEDROOM TWO 15'7" x 10'3" max (4.75 x 3.14 max)



LIVING ROOM 24'1" x 12'6" narr to 11'8" (7.36 x 3.83 narr to 3.58)

KITCHEN 16'4" x 11'5" (5 x 3.5)



BEDROOM THREE 11'7" x 10'5" (3.54 x 3.2)



CLOAKROOM

FIRST FLOOR

BEDROOM ONE 16'0" x 8'10" excl wardrobes (4.9 x 2.7 excl wardrobes)



SHOWER ROOM



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REAR GARDEN



DRIVEWAY AND GARAGE



EXTERIOR



COUNCIL TAX BAND D

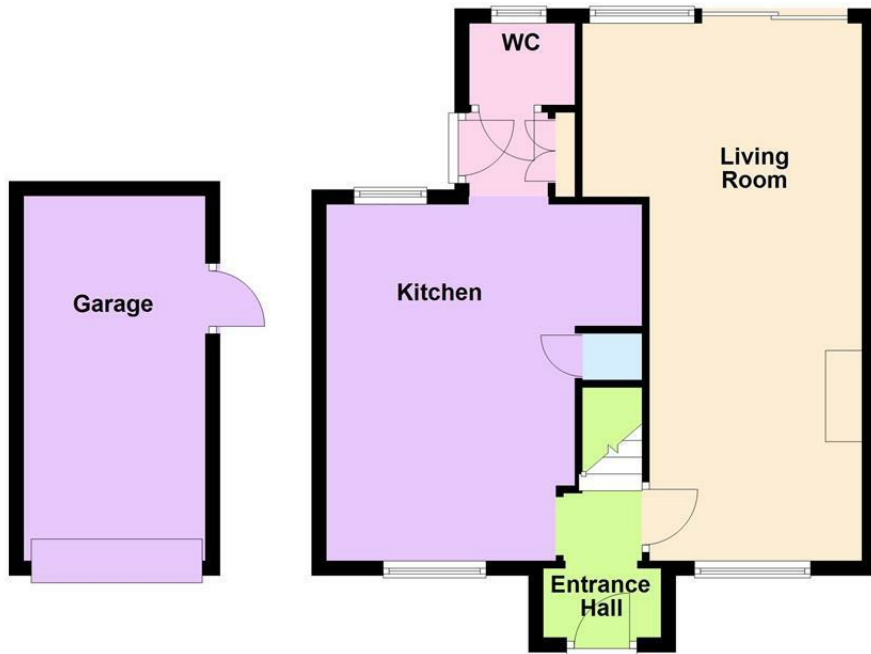


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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. 63.5 sq. metres (683.1 sq. feet)



First Floor

Approx. 48.5 sq. metres (522.1 sq. feet)



Total area: approx. 112.0 sq. metres (1205.3 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.