

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



**41 King George Road, Ware, SG12 7DS**

**£399,995**

JONATHAN HUNT are pleased to offer this THREE BEDROOM PROPERTY located just a short walk from Ware town centre and station. The property offers Living room, Kitchen/breakfast room, bathroom and generous gardens to the rear. Offered chain free

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



# 41 King George Road, Ware, SG12 7DS

## ENTRANCE HALLWAY

## LIVING ROOM 12'11" x 12'5" (3.96 x 3.8)



## BEDROOM TWO 10'2" x 9'2" (3.1 x 2.8)



## BEDROOM THREE 8'9" x 7'10" (2.68 x 2.4)



## KITCHEN 16'4" x 9'1" (5 x 2.78)



## FIRST FLOOR

## BEDROOM ONE 12'1" x 9'2" (3.7 x 2.8)



## BATHROOM



41 King George Road, Ware, SG12 7DS

REAR GARDEN



EXTERIOR

DRIVEWAY



COUNCIL TAX BAND C



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 <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		
England & Wales	EU Directive 2002/91/EC	



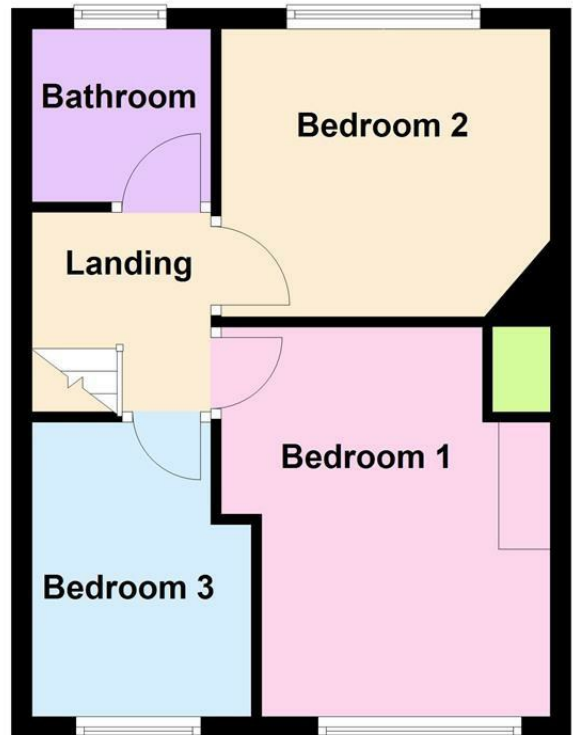
## Ground Floor

Approx. 33.4 sq. metres (359.9 sq. feet)



## First Floor

Approx. 33.4 sq. metres (359.9 sq. feet)



**Total area: approx. 66.9 sq. metres (719.7 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.