

# Jonathan Hunt

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**2 Swan Mews High Street, Ware, SG12 9BF**

**£459,995**

STYLISH TOWN CENTRE MEWS PROPERTY IN RIVERSIDE DEVELOPMENT - Located in a small mews development in the heart of Ware Town Centre and constructed in the 2,000's, this appealing and contemporary designed FREEHOLD 2 bedroom mews home with accommodation arranged over 3 levels, with Bedroom 2 and Shower Room to the Ground Floor, First Floor with open plan living accommodation and balcony, and Master Bedroom with En-Suite to the 2nd floor. Enclosed Courtyard Garden To The Rear. Communal Riverside Garden. Parking Bay for 1 vehicle. Just a short walk to Ware Station and its regular service to London Liverpool Street. If you are looking for a property with individuality then this could be the one for you.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



## 2 Swan Mews High Street, Ware, SG12 9BF

### ENTRANCE HALLWAY

### SHOWER/UTILITY ROOM



### KITCHEN 8'11" x 7'8" (2.72 x 2.34)



### SECOND FLOOR

### MASTER BEDROOM 14'5" x 11'9" (4.4 x 3.6)



### BEDROOM 11'8" x 10'11" (3.56 x 3.34)



### FIRST FLOOR

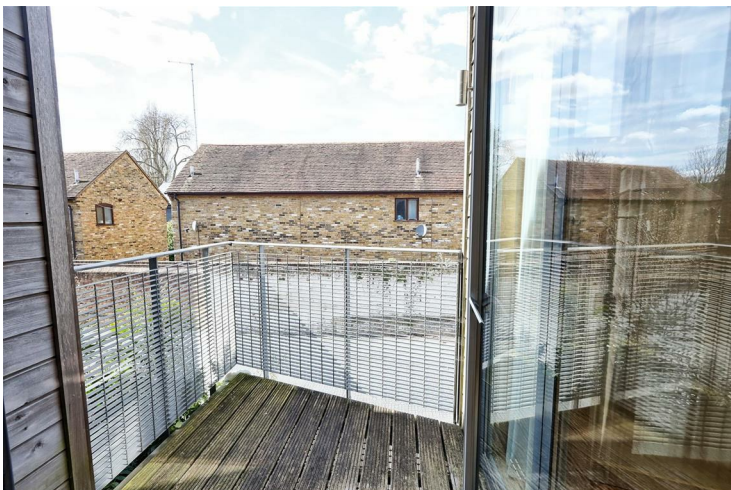
### LIVING ROOM 16'4" x 14'5" narr to 12'0" (5 x 4.4 narr to 3.68)



### BATHROOM



### BALCONY



### OUTSIDE STORE



2 Swan Mews High Street, Ware, SG12 9BF

COURTYARD GARDEN



DRIVEWAY



RIVER COMMUNAL GARDENS



COUNCIL TAX BAND D



Energy Efficiency Rating		
	Current	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		
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) <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		
England & Wales		
EU Directive 2002/91/EC		

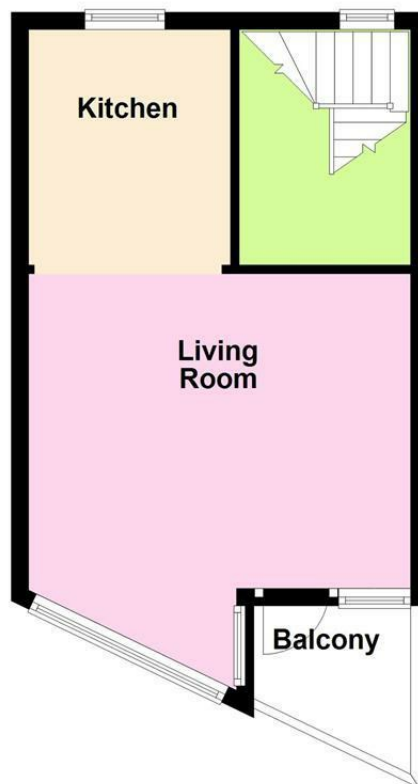
### Ground Floor

Approx. 25.3 sq. metres (272.2 sq. feet)



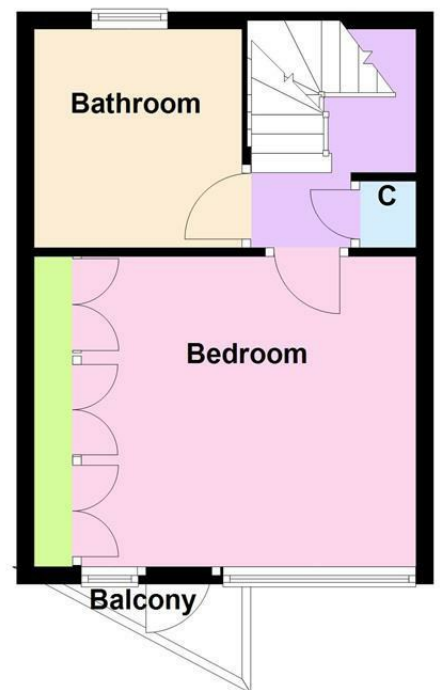
### First Floor

Approx. 30.0 sq. metres (323.0 sq. feet)



### Second Floor

Approx. 27.5 sq. metres (295.9 sq. feet)



Total area: approx. 82.8 sq. metres (891.1 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.