

# 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



**151 Plomer Avenue, Hoddesdon, EN11 9FQ**

**£325,000**

JONATHAN HUNT are pleased to offer the DECEPIVELY SPACIOUS THREE BEDROOM apartment featuring THREE BATHROOMS and two reception rooms. The property is offered in excellent condition throughout and benefits from an EXTENDED LEASE. - Viewing recommended.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



**151 Plomer Avenue, Hoddesdon, EN11 9FQ**

**ENTRANCE HALLWAY**



**KITCHEN 9'3" x 8'0" (2.83 x 2.46)**



**DINING ROOM 10'5" x 8'2" (3.2 x 2.5)**



**BEDROOM ONE 11'3" x 10'9" (3.45 x 3.3)**



**LIVING ROOM 14'9" x 12'5" max (4.5 x 3.8 max)**



**ENSUITE**





151 Plomer Avenue, Hoddesdon, EN11 9FQ

BATHROOM



JACK AND JILL ENSUITE



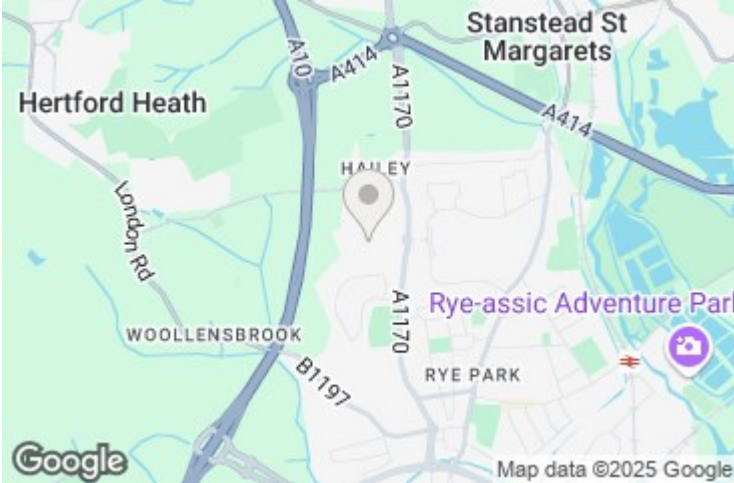
BEDROOM TWO 17'9" x 7'10" (5.42 x 2.4)



EXTERIOR

PARKING

COUNCIL TAX BAND C



BEDROOM THREE 17'9" x 7'4" (5.42 x 2.24)



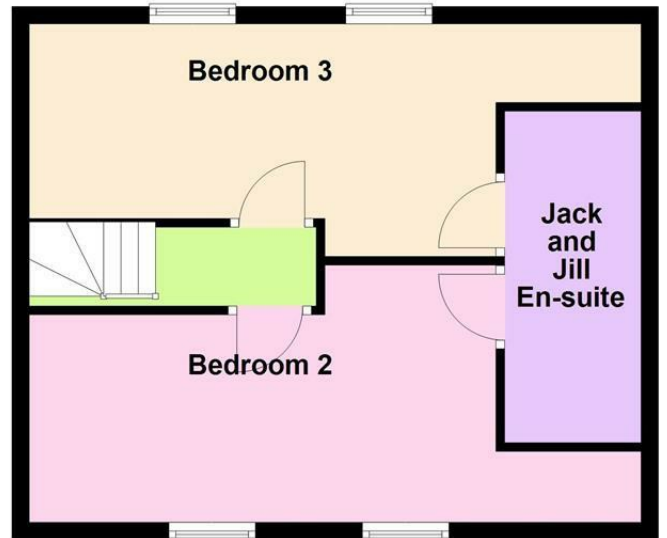
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC

Approx. 64.8 sq. metres (697.3 sq. feet)



Approx. 40.8 sq. metres (438.7 sq. feet)



Total area: approx. 105.5 sq. metres (1136.0 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.