

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

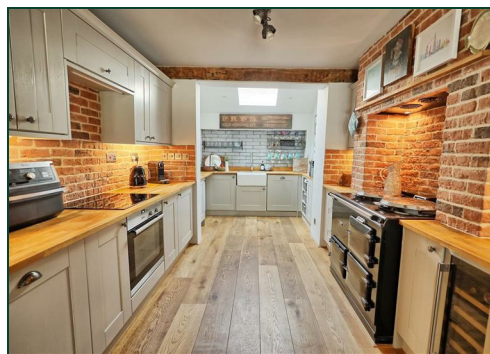
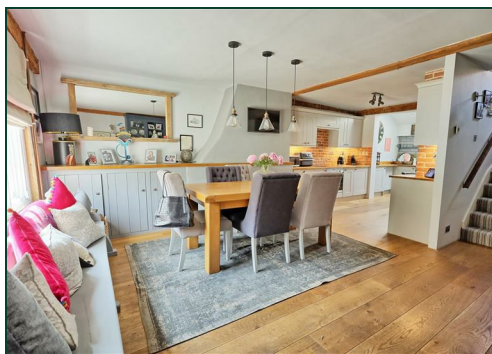
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6 Bluecoat Yard, Ware, SG12 9HL

£650,000

JONATHAN HUNT are pleased to offer this beautiful THREE BEDROOM PERIOD HOME located within one of Ware's most desirable hidden locations. The property has undergone extensive improvements and offers a wonderful and peaceful place to live. Externally the gardens offer a South westerly aspect and there is allocated and visitors parking.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

6 Bluecoat Yard, Ware, SG12 9HL

BLUECOAT YARD



FRONT ENTRANCE



DINING AREA



KITCHEN 28'4" x 16'4" overall (8.65 x 5 overall)



AGA



STAIRS TO FIRST FLOOR



6 Bluecoat Yard, Ware, SG12 9HL

CLOAKROOM



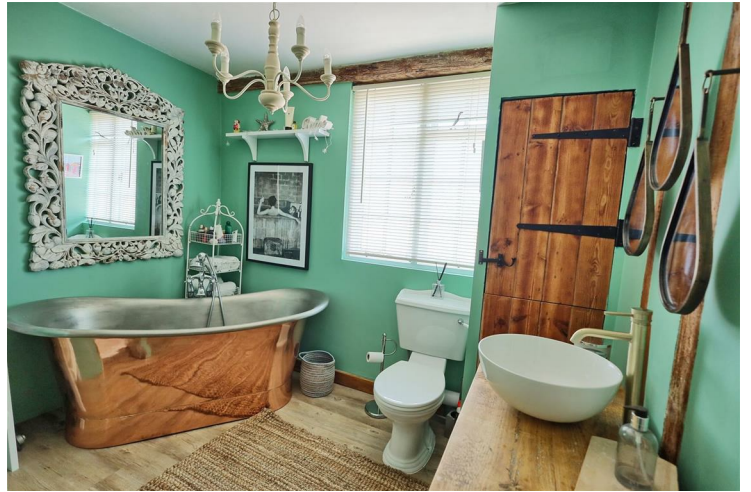
BEDROOM ONE 15'8" x 13'1" (4.8 x 4)



LIVING ROOM 14'2" x 11'4" (4.33 x 3.46)



BATHROOM



FIRST FLOOR



SECOND FLOOR



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BEDROOM TWO 15'7" x 9'2" (4.76 x 2.8)



REAR GARDEN



BEDROOM THREE 12'5" x 8'0" (3.8 x 2.45)



EXTERIOR



COURTYARD



ALLOCATED PARKING



BLUECOAT ENTRANCE

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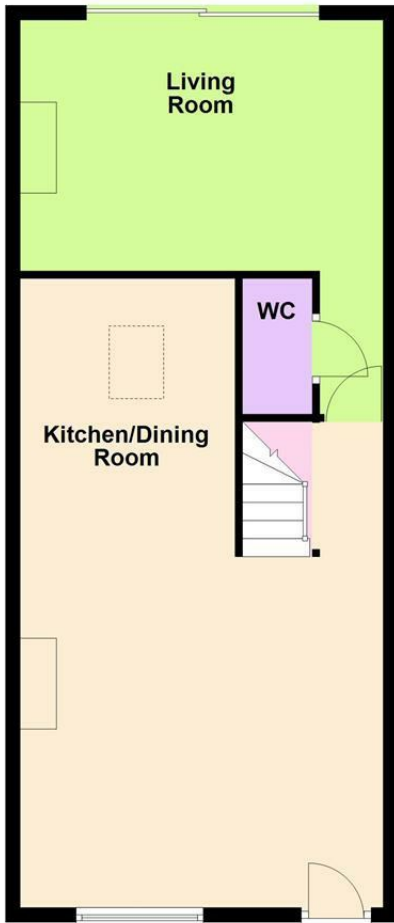


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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. 61.0 sq. metres (656.8 sq. feet)



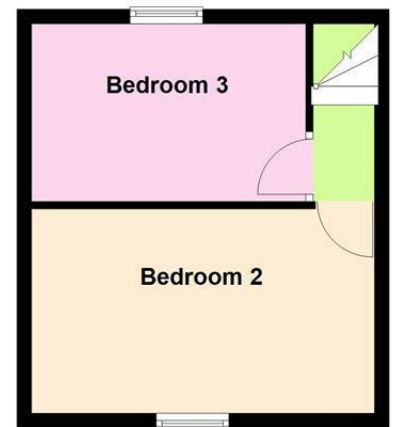
First Floor

Approx. 33.2 sq. metres (357.4 sq. feet)



Second Floor

Approx. 25.3 sq. metres (272.3 sq. feet)



Total area: approx. 119.5 sq. metres (1286.6 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.