

Jonathan Hunt

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39 Canons Road, Ware, Hertfordshire, SG12 0BT

£475,000

JONATHAN HUNT are pleased to offer this well presented THREE BEDROOM END-TERRACE family home. Situated in a cul-de-sac location close to amenities. The property benefits from TWO RECEPTION ROOMS, well kept gardens and a driveway for two cars. CHAIN FREE

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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FRONT ASPECT



CONSERVATORY



ENTRANCE HALL

LIVING ROOM



FIRST FLOOR LANDING



KITCHEN/DINING ROOM



BEDROOM ONE



39 Canons Road, Ware, Hertfordshire, SG12 0BT

BEDROOM TWO



BEDROOM THREE



BATHROOM



GARDEN



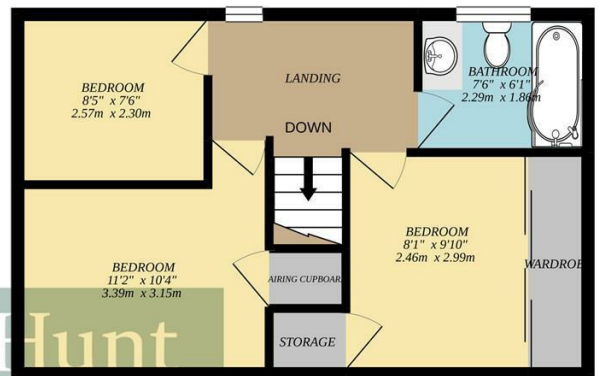
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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
570 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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