

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



6 Waterside Court, Ware, Hertfordshire, SG12 7AA

£550,000

JONATHAN HUNT are pleased to offer this THREE BEDROOM RIVERSIDE HOME featuring stunning views along the river Lea. The property is located within a small mews of seven dwellings in Ware's town centre close to all amenities and Station. Internally the first floor open plan Living/Kitchen enjoys river views and a southerly aspect. The master bedroom benefits from an En-suite and externally the private garden has direct river access along with allocated parking to the side. CHAIN FREE

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

6 Waterside Court, Ware, Hertfordshire, SG12 7AA

RIVERSIDE HOME

BEDROOM TWO 9'10" x 9'2" (3.00m x 2.79m)



BEDROOM THREE 9'10" x 9'10" (3 x 3)



GROUND FLOOR BATHROOM



FIRST FLOOR LANDING

OPEN PLAN LIVING ROOM/KITCHEN 21'7" x 17'3" narr to 10'5" (6.6 x 5.26 narr to 3.18)



SECOND FLOOR

BEDROOM ONE 16'11" x 15'8" (5.18 x 4.79)



EN-SUITE

PRIVATE REAR GARDEN



ALLOCATED RESIDENT PARKING



6 Waterside Court, Ware, Hertfordshire, SG12 7AA

BAND D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
78		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
81		
England & Wales		EU Directive 2002/91/EC

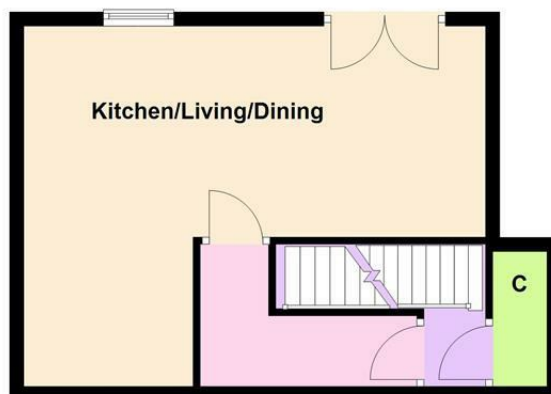
Ground Floor

Approx. 35.3 sq. metres (380.0 sq. feet)



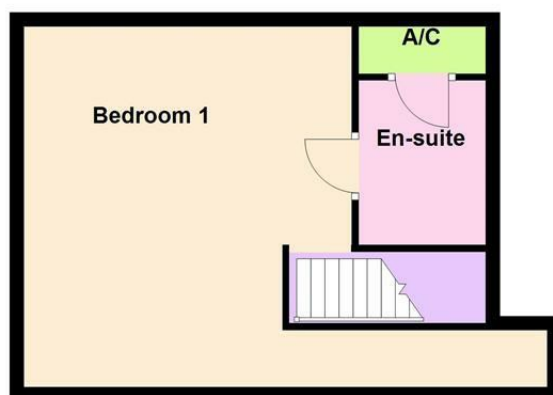
First Floor

Approx. 35.2 sq. metres (379.0 sq. feet)



Second Floor

Approx. 34.2 sq. metres (368.6 sq. feet)



Total area: approx. 104.8 sq. metres (1127.6 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.