

Jonathan Hunt

ESTATE AGENCY

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7 River Street, Ware, Herts, SG12 7AF

Offers In Excess Of £700,000

JONATHAN HUNT are pleased to offer this FOUR BEDROOM VICTORIAN HOME located within this prime residential RIVERSIDE CUL DE SAC close to Ware town centre and Station. The property offers bright and spacious accommodation to include TWO GENEROUSLY SIZED RECEPTION ROOMS, ground floor cloakroom, family bathroom and En-suite facilities. Please call to arrange a viewing - CHAIN FREE

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL

DOWNSTAIRS WC 3'9" x 3'10" (1.16 x 1.19)

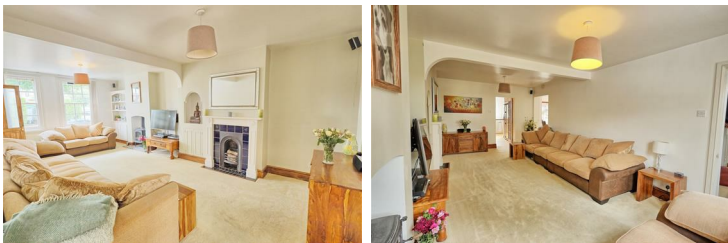


DINING ROOM 10'5" x 13'1" (3.2 x 4)



FIRST FLOOR

LIVING ROOM 22'7" x 12'7" (6.9 x 3.86)



BEDROOM ONE 12'1" x 11'6" (3.69 x 3.52)



KITCHEN/BREAKFAST ROOM 14'6" x 12'0" (4.44 x 3.66)



BEDROOM TWO 10'4" x 10'3" (3.16 x 3.14)



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ENSUITE



BATHROOM 8'5" x 6'4" (2.57 x 1.94)



BEDROOM THREE 10'9" x 9'1" (3.28 x 2.78)



REAR GARDEN



BEDROOM FOUR 8'4" x 9'3" (2.55 x 2.82)



GARDENS



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EXTERIOR



GARAGE 9'10" x 16'4" (3 x 5)



DRIVEWAY AND PARKING



RIVERSIDE LOCATION



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		
	60	76
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		
	60	76
England & Wales		
EU Directive 2002/91/EC		

Ground Floor

Approx. 78.6 sq. metres (846.4 sq. feet)



First Floor

Approx. 52.1 sq. metres (560.5 sq. feet)



Total area: approx. 130.7 sq. metres (1406.9 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.