

# Jonathan Hunt

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**9 Nags Head Close, Hertford, SG13 7FJ**

**Offers In Excess Of £225,000**

MODERN, GROUND FLOOR, WELL PRESENTED 2 BEDROOM FLAT WITH 2 ALLOCATED PARKING SPACES - Located on the outskirts of Hertford this ideal first time buy flat provides good size accommodation to include:- an Entrance Hall, 2 bedrooms, Lounge/Dining room, Kitchen and Bathroom. 2 Allocated Parking Spaces. Motivated sellers. Please contact us to arrange a viewing.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

## 9 Nags Head Close, Hertford, SG13 7FJ

**ENTRANCE HALL**



**BEDROOM 1 11'3" x 9'1" (3.43 x 2.79)**



**LOUNGE/DINING ROOM 16'0" x 10'0" (4.88 x 3.05)**



**BEDROOM 2 9'3" x 6'5" (2.82 x 1.98)**



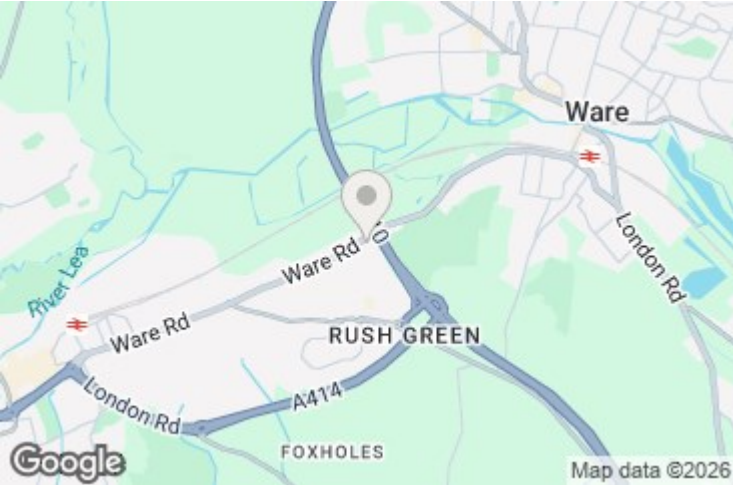
**KITCHEN 9'3" x 6'3" (2.82 x 1.93)**



**BATHROOM**



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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	75	75
(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. 47.1 sq. metres (506.7 sq. feet)



**Total area: approx. 47.1 sq. metres (506.7 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.