

Jonathan Hunt

LETTING AGENCY

20 High Street Ware SG12 9BX

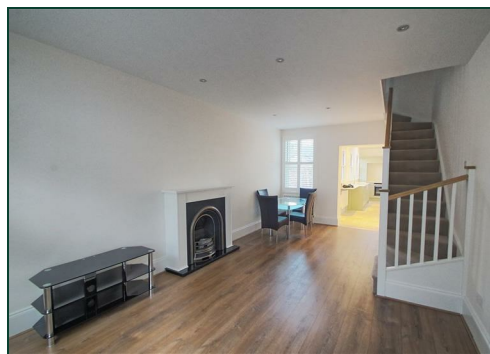
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14 Bluecoat Yard, Ware, SG12 9HL

£1,650 Per Month

JONATHAN HUNT LETTINGS are pleased to offer this stunning two double bedroom semi detached Victorian home positioned within one of Ware's most prestigious locations with allocated parking. The property has been sympathetically modernised and now offers a good size modern kitchen and living room, downstairs cloakroom and courtyard garden. Available from 20th August

REFERENCES - Please only enquiry if you pass the reference criteria
- Collective Gross Income: Minimum income £49,500
- NO CCJ's, IVA's or history of bad credit
- Positive landlord reference (if applicable)

<https://tenanhelp.goodlord.co/s/article/What-is-Goodlord-referencing>

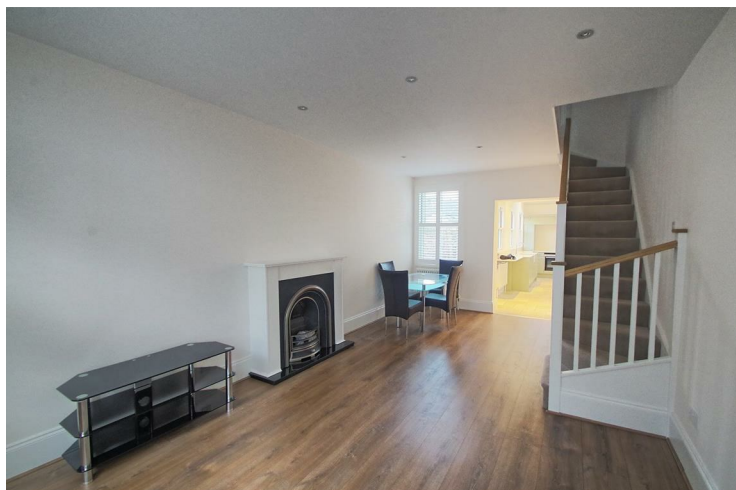
Buntingford Branch - Company No. 10303541 VAT No. 10303541
Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE

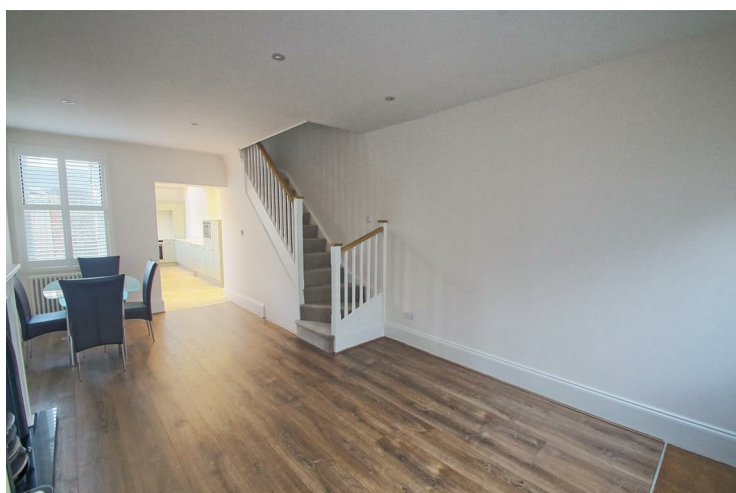
Part glazed entrance door leading to:-

LIVING/ DINING ROOM 23'0" x 11'7" (7.01 x 3.53)



Double glazed sash windows to front and rear aspects. Spotlights to ceiling. Two feature radiators and feature fireplace. Stairs rising to first floor with storage under.

PHOTO TWO



LUXURY KITCHEN



Double glazed sash windows to side aspect overlooking the courtyard and Velux window to rear aspect. Part glazed door to

the courtyard. Refitted range of wall and base units with granite work surfaces over incorporating a Butler sink with mixer tap. Fitted four ring induction hob with oven under. Fitted dishwasher, automatic washing machine and fridge/freezer. Stone flooring. Fitted microwave oven. Radiator. Spotlighting.

PHOTO TWO



PHOTO THREE



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CLOAKROOM



White suite comprising vanity wash hand basin with storage under and low level enclosed cistern push flush w.c. Spotlighting, extractor fan.

FIRST FLOOR LANDING

Doors leading off to bedrooms and bathroom. Access to loft space.

BEDROOM ONE 14'4" x 11'7" (4.37 x 3.53)



Double glazed sash window to front aspect, spotlighting, radiator, fitted carpet.

PHOTO TWO



BEDROOM TWO 11'7" x 7'0" (3.53 x 2.13)

Double glazed sash window to rear aspect. Velux window to vaulted ceiling. Radiator.

LUXURY BATHROOM



Luxury suite comprising enclosed bath with shower over and shower screen, vanity wash basin with storage under and low level w.c. Spotlighting, heated towel rail, tiled flooring, double glazed obscured window to rear aspect, part tiled walls.

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BATHROOM VIEW



REAR GARDEN/COURTYARD



Fully paved with pathway to side gated access. Brickwall perimeters. Garden storage shed.

PHOTO TWO



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

Energy Efficiency Rating	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Current Rating: 57		
Potential Rating: 85		

Environmental Impact (CO ₂) Rating	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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ALLOCATED PARKING

BLUECOAT YARD

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