

Jonathan Hunt

LETTING 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



81 Trapstyle Road, Ware, Hertfordshire, SG12 0BA

£1,950 Per Month

A beautifully extended two-bedroom mid-terrace home offering over 1,100 sq ft of well-planned accommodation. The property features a modern kitchen with island, range cooker and integrated appliances, opening to a generous dining area. The spacious lounge provides comfortable living space, while a large utility room adds excellent practicality. Upstairs are two double bedrooms with fitted wardrobes and a modern family bathroom. Outside, the garden includes a summer house with air conditioning, ideal as a home office or studio. Conveniently located close to Ware town centre, schools and mainline station. ONE PET BY AGREEMENT - AVAILABLE EARLY DECEMBER

REFERENCES - Please only enquire if you pass the reference criteria

- Gross Income: Minimum £58,500

- NO CCJ's, IVA's or history of bad credit



Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

- Entrance Hall 5'4" x 4'5" (1.65 x 1.37)
- Lounge 15'11" x 15'4" (4.86 x 4.69)
- Dining Area 10'7" x 7'8" (3.24 x 2.35)
- Utility Room 10'7" x 8'2" (3.24 x 2.51)
- Kitchen 15'11" x 12'10" (4.86 x 3.92)
- Main Bedroom 15'11" x 10'5" (4.86 x 3.18)
- Bedroom 2 9'3" x 10'0" (2.84 x 3.07)
- Bathroom 5'4" x 4'2" (1.65 x 1.28)
- Summer House/Office 13'1" x 13'1" (4.00 x 4.00)
- 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	

