Thomas Childs & Co 9 Parliament Square Hertford Hertfordshire SG14 1EY sales@thomas-childs.com 01992 721321

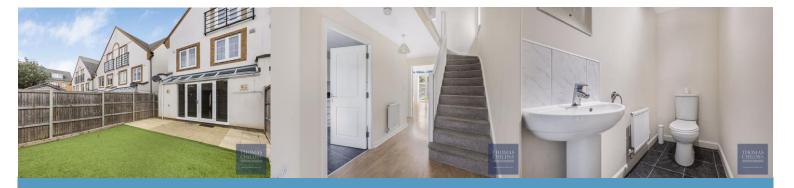


Four Bedroom Family Town House Excellent Schools Close By

THOMAS CHILDS &

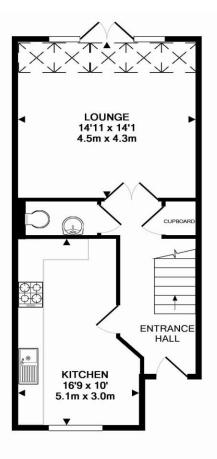
Close to Town Location

**Allocated Parking** 

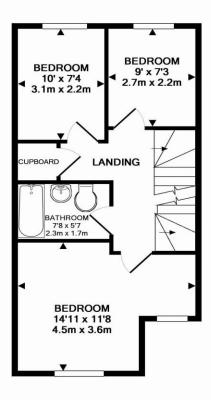


**180 Ware Road** Hertford, SG13 7HB

Offers in the Region Of £595,000 \*\* Chain Free \*\* Thomas Childs are delighted to market this spacious four bedroom semi detached family home situated on the Ware Road. This modern townhouse offers flexible accommodation and is in a location popular with families as it is close to very good schools. The ground floor features an entrance hall with a cloakroom/ WC, a good sized kitchen breakfast room at the front of the house and to the rear a light and bright sitting room with partly glazed roof and glazed doors opening on to the garden. The first floor has three good size bedrooms with family bathroom and the top floor principal suite comprises of bedroom, dressing area and bathroom. The garden is level with patio and lawn and to the rear is allocated parking. Telephone 01992 721321 to arrange a viewing



GROUND FLOOR APPROX. FLOOR AREA 478 SQ.FT. (44.4 SQ.M.)



1ST FLOOR APPROX. FLOOR AREA 424 SQ.FT. (39.4 SQ.M.) 2ND FLOOR APPROX. FLOOR AREA 398 SQ.FT. (37.0 SQ.M.)

BEDROOM

15'4 x 11'2

4.7m x 3.4m

DRESSING ROOM 11'2 x 6'5 3.4m x 2.0m

0

ENSUITE

10' x 8'9

3.1m x 2.7m

CUPBOARD

LANDING

180 WARE RD, HERTFORD SG13 7HB TOTAL APPROX. FLOOR AREA 1301 SQ.FT. (120.8 SQ.M.) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given Made with Metropix @2014





## **Energy Performance Certificate**



## 180, Ware Road, HERTFORD, SG13 7HB

Dwelling type:	Semi-detached house		
Date of assessment:	02	July	2013
Date of certificate:	02	July	2013

Reference number: Type of assessment: Total floor area: 0028-3098-7333-0467-9930 SAP, new dwelling 130 m<sup>2</sup>

## Use this document to:

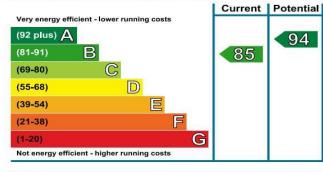
Compare current ratings of properties to see which properties are more energy efficient

Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: Over 3 years you could save			£ 1,359		
			£ 111		
Estimated energy costs of this home					
	Current costs	Potential costs	Potential future savings		
Lighting	£ 201 over 3 years	£ 201 over 3 years	You could		
Heating	£ 873 over 3 years	£ 873 over 3 years			
Hot Water	£ 285 over 3 years	£ 174 over 3 years	save £ 111		
Totals	£ 1,359	£ 1,248	over 3 years		

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## **Energy Efficiency Rating**



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Actions you can take to save money and make your home more efficient				
Recommended measures	Indicative cost	Typical savings over 3 years		
1 Solar water heating	£4,000 - £6,000	£ 111		
2 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 678		

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their oscircus. These details more available of the availability of advisor confirmation of their oscircus.