



**Four Bedroom Family Town House**

**Close to Town Location**

**Excellent Schools Close By**

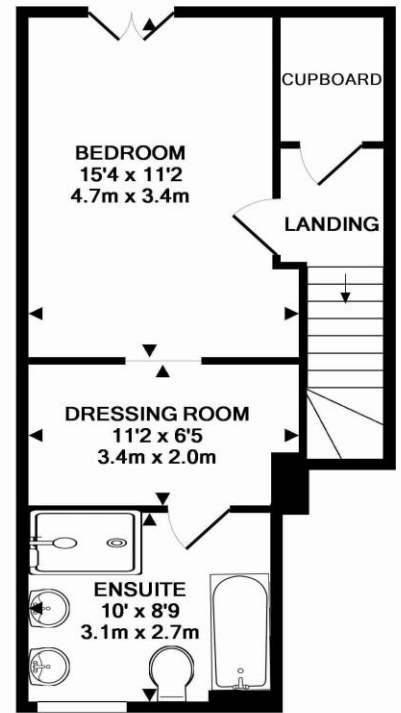
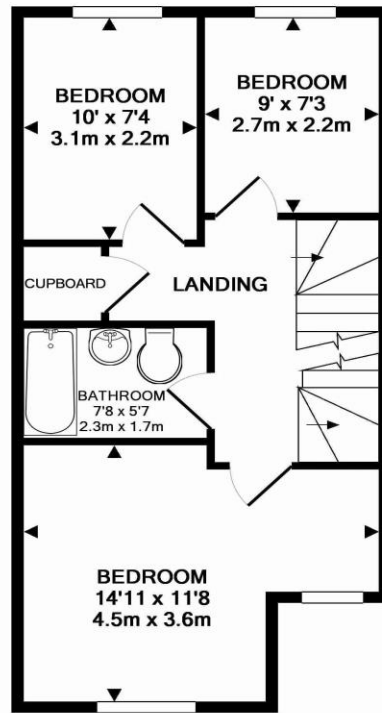
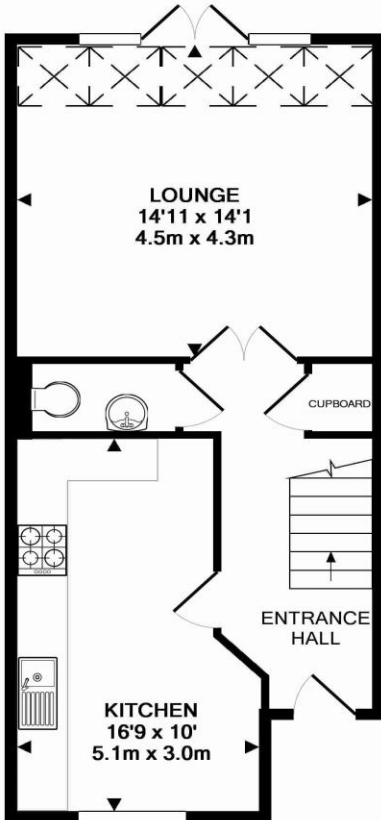
**Allocated Parking**



**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



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  
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# 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:** 0028-3098-7333-0467-9930  
**Type of assessment:** SAP, new dwelling  
**Total floor area:** 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,359</b>
<b>Over 3 years you could save</b>	<b>£ 111</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 201 over 3 years	
Heating	£ 873 over 3 years	£ 873 over 3 years	
Hot Water	£ 285 over 3 years	£ 174 over 3 years	
<b>Totals</b>	<b>£ 1,359</b>	<b>£ 1,248</b>	

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

	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	85	94

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