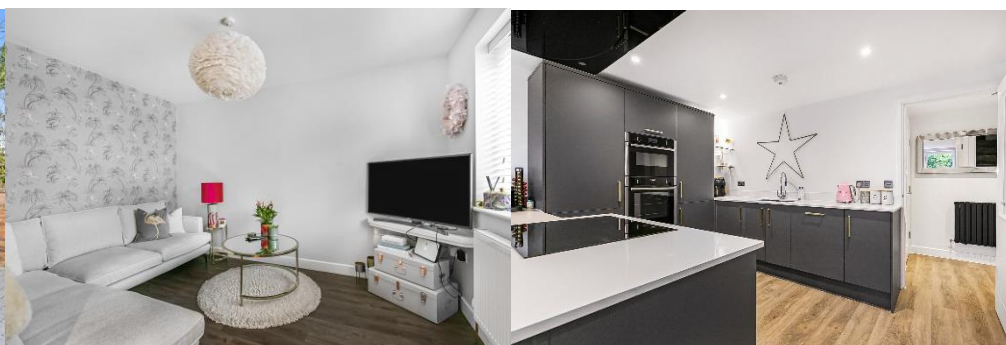


THOMAS CHILDS & CO
ESTATE AGENTS

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



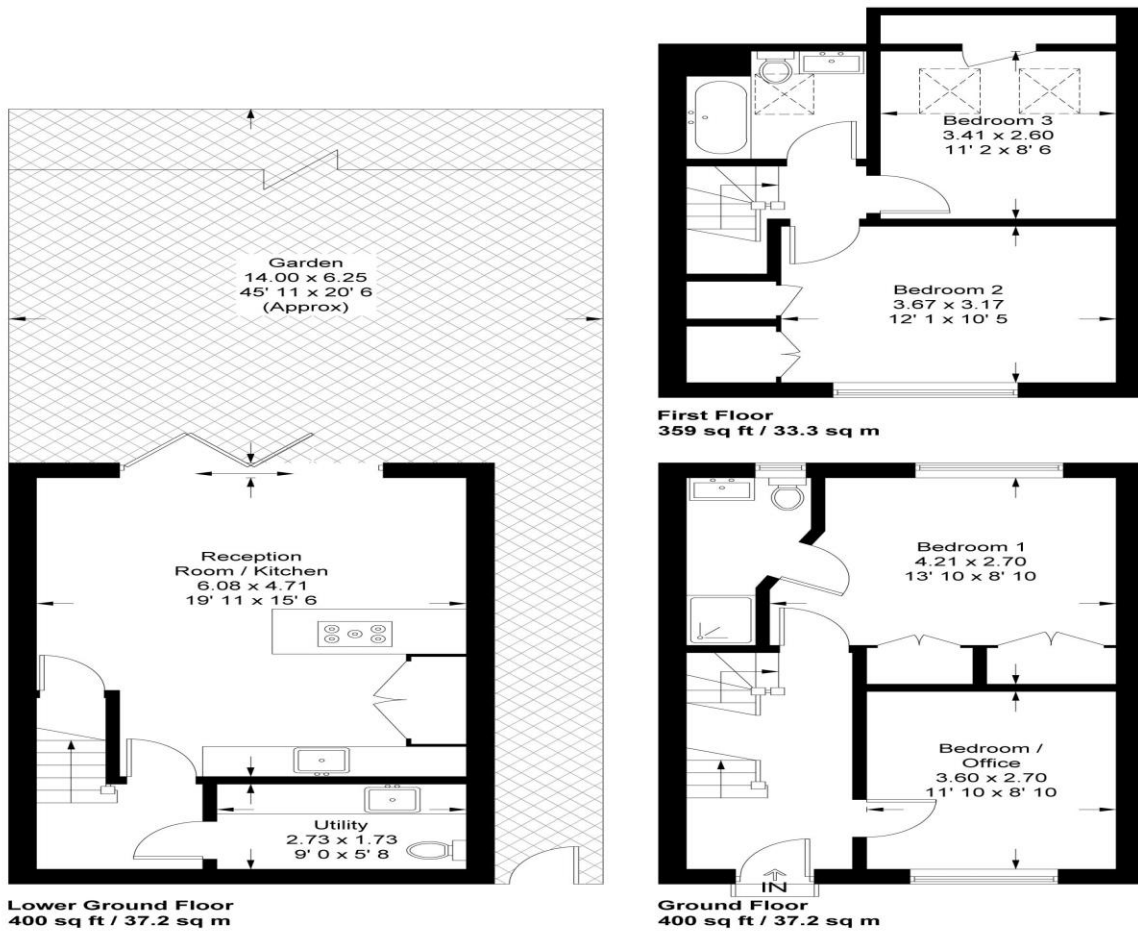
325B Ware Road
Hertford, SG13 7EL

**Offers in the Region
Of £650,000**

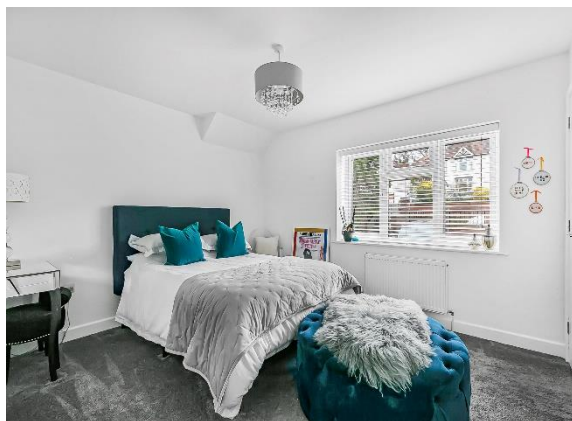
Thomas Childs are delighted to bring to market this fabulous town house, constructed to a high standard only 5 years ago. Equidistant between Hertford and Ware the location offers easy access to both towns. This property offers flexible accommodation comprising briefly of, on the ground floor, a reception room/office along with a bedroom with en-suite shower room, the lower ground floor has a modern open plan layout with a well equipped kitchen and clever utility room incorporating a toilet. The sitting/dining area has bi-folding doors that open out onto the patio and garden beyond. The first floor has two bedrooms and a family bathroom. There is off street parking for two vehicles at the front of the property. We anticipate a lot of interest in the property and the home really does need to be viewed to be appreciated. Please Note: This property is owned by an employee of Thomas Childs & Co. We are obligated to let potential purchasers aware.

Ware Road

Approximate Gross Internal Area = 1159 sq ft / 107.7 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy performance certificate (EPC)

325b, Ware Road
HERTFORD
SG13 7EL

Energy rating

B

Valid until: **16 December 2029**

Certificate number: **9564-3843-7528-9291-7161**

Property type **Semi-detached house**

Total floor area **119 square metres**

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.