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6 Station Road, Ware, Herts, SG12 9UT

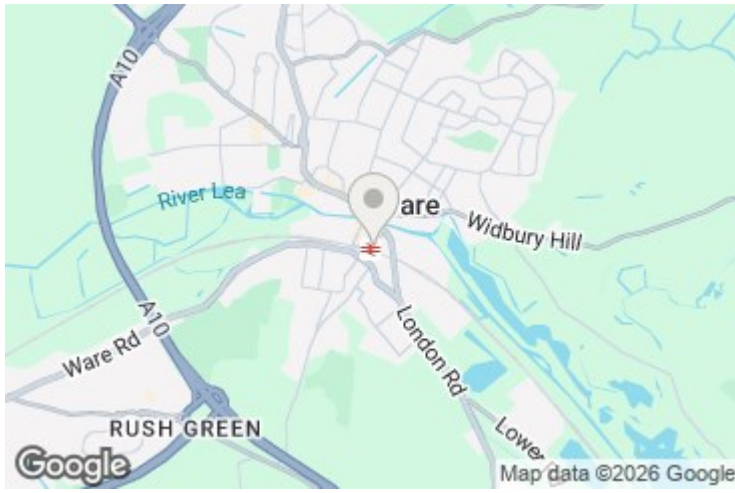
£650,000

JONATHAN HUNT are pleased to offer this rare opportunity to acquire this wonderful town centre former public house which has been converted into a unique three bedroom property boasting many original features to include stain glass windows and a very useful basement room. Further benefits include allocated parking, courtyard gardens and sash windows. Please call to arrange a viewing.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

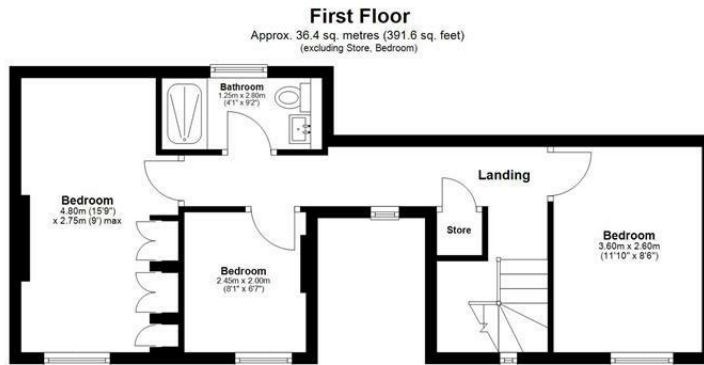
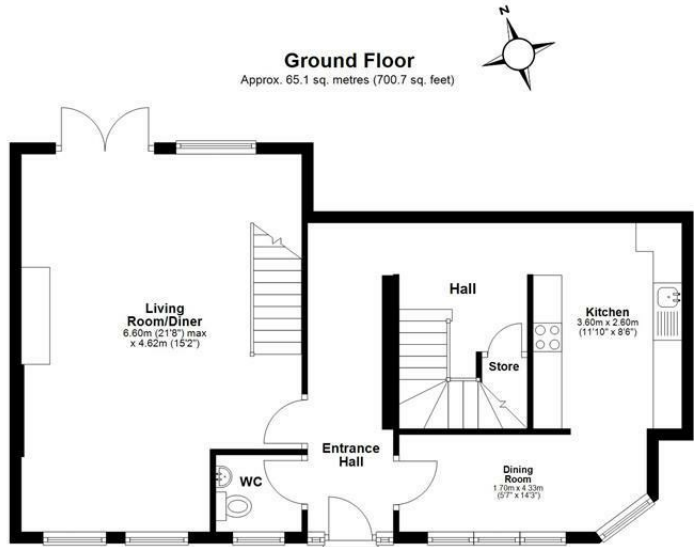
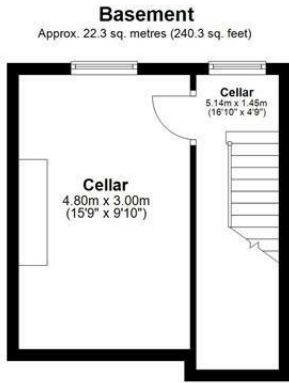
Ware Branch - Company No. 4759215 VAT No. 700174975

6 Station Road, Ware, Herts, SG12 9UT



Energy Efficiency Rating	
	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	
Current: 45	Potential: 74
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	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	
Current: 45	Potential: 74
England & Wales	EU Directive 2002/91/EC



Total area: approx. 123.8 sq. metres (1332.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Station Road