

Jonathan Hunt

ESTATE AGENCY

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56 Cublands, Hertford, Herts, SG13 7TS

£375,000

JONATHAN HUNT are pleased to offer this well presented two bedroom modern home located on the popular Foxholes development. The property features a refitted kitchen and bathroom, gas central heating and gardens with parking to the rear.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL

LIVING/DINING ROOM 21'7 x 10'0 to 6'10 (6.58m x 3.05m to 2.08m)



BEDROOM TWO 10'0 x 6'8 (3.05m x 2.03m)



KITCHEN



BATHROOM



FIRST FLOOR

Access to loft space.

BEDROOM ONE 11'6 x 10'10 (3.51m x 3.30m)



REAR GARDEN



PARKING

AGENTS NOTE

YEARLY SERVICE CHARGE OF £130

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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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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