

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

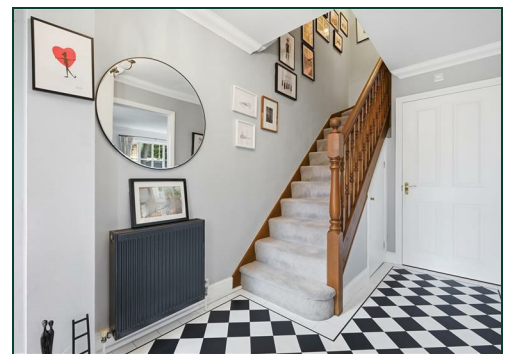
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49 Amwell End, Ware, SG12 9JE

£595,000

JONATHAN HUNT are pleased to offer this UNIQUE CHARACTER PROPERTY conveniently located offering easy access to Ware town centre and train station to London. This semi detached home is offered in excellent condition throughout and features wonderful corner plot gardens with mature trees, hedging and allocated parking. Please call to arrange a viewing.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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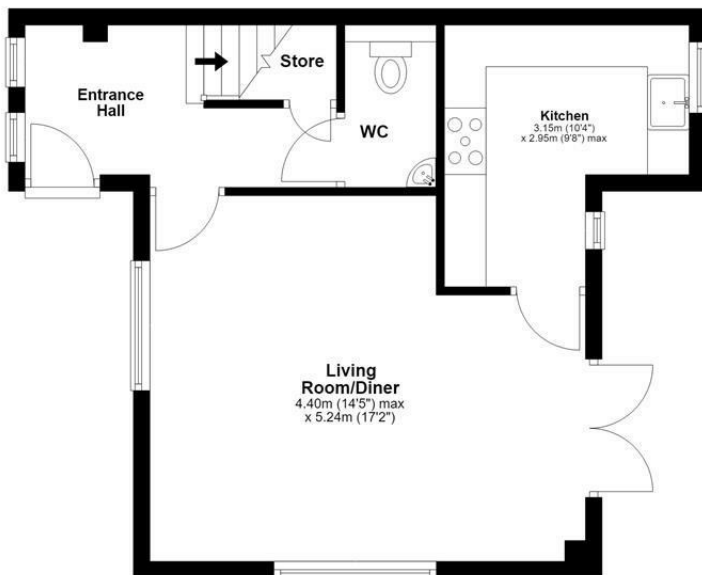


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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 

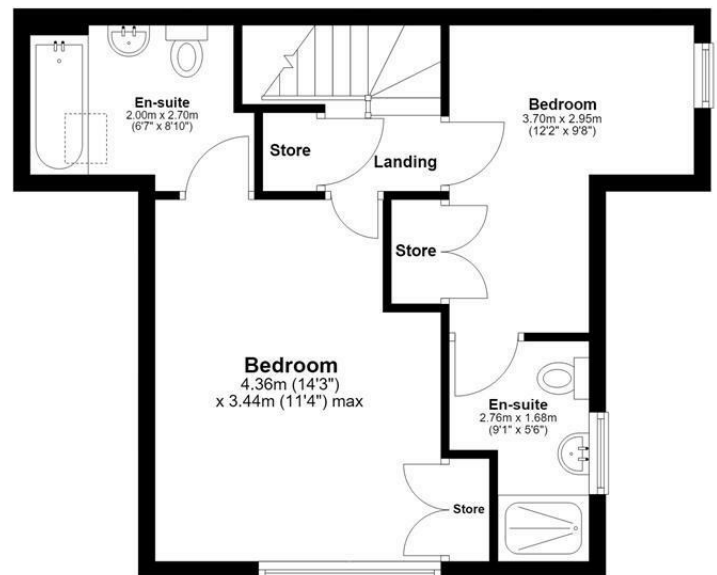
Ground Floor

Approx. 38.8 sq. metres (417.6 sq. feet)



First Floor

Approx. 38.8 sq. metres (418.1 sq. feet)



Total area: approx. 77.6 sq. metres (835.7 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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Plan produced using PlanUp.

Amwell End