

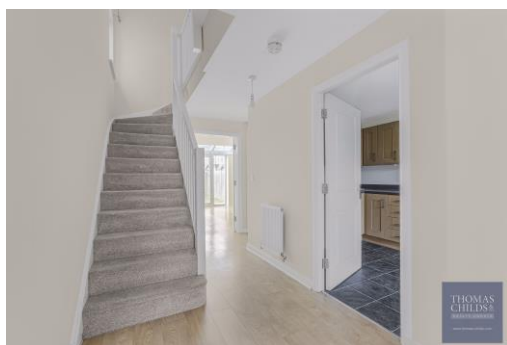


Four Bedrooms Modern Townhouse

Excellent Schools Nearby

Allocated parking

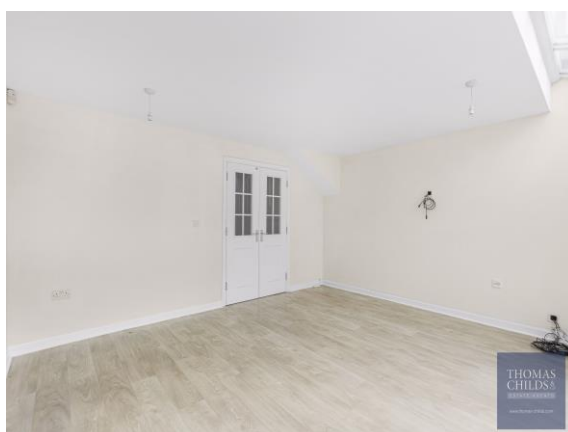
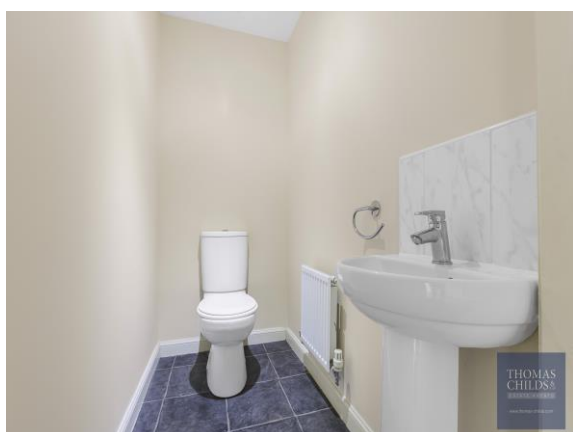
Close to Hertford Town



182 Ware Road
Hertford, SG13 7HB

**Offers in the Region
Of £560,000**

**** 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



Energy performance certificate (EPC)

182 Ware Road HERTFORD SG13 7HB	Energy rating C	Valid until: 4 April 2034
		Certificate number: 2081-6804-6040-5300-5201

Property type Semi-detached house

Total floor area 138 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 C. It has the potential to be B.

[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		
81-91	B		88 B
69-80	C	79 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.