

Jonathan Hunt

ESTATE AGENCY

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31 Broadmeads, Ware, SG12 9HU

£199,995

CLOSE TO STATION - REQUIRING UPDATING - 1 BEDROOM GROUND FLOOR MAISONETTE IN GATED DEVELOPMENT.... Within the popular development of Broadmeads straddling the River Lea in the centre of Ware, this ground floor 1 bedroom maisonette with GARAGE requiring modernisation. Entrance Hall, Lounge, Kitchen, Shower Room. communal lawned grounds. Just a 6 minute level walk to WARE STATION. 956 year lease. The property is CHAIN FREE!

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY



BEDROOM 11'10" x 10'5" (3.61 x 3.19)



LIVING ROOM 13'1" x 11'7" (4 x 3.55)



SHOWER ROOM



KITCHEN 10'5" x 7'0" (3.19 x 2.15)



EXTERIOR

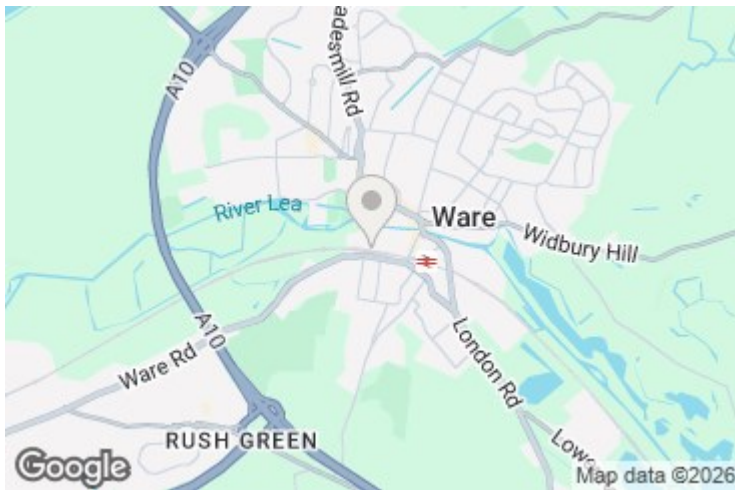


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COMMUNAL GARDENS



GARAGE

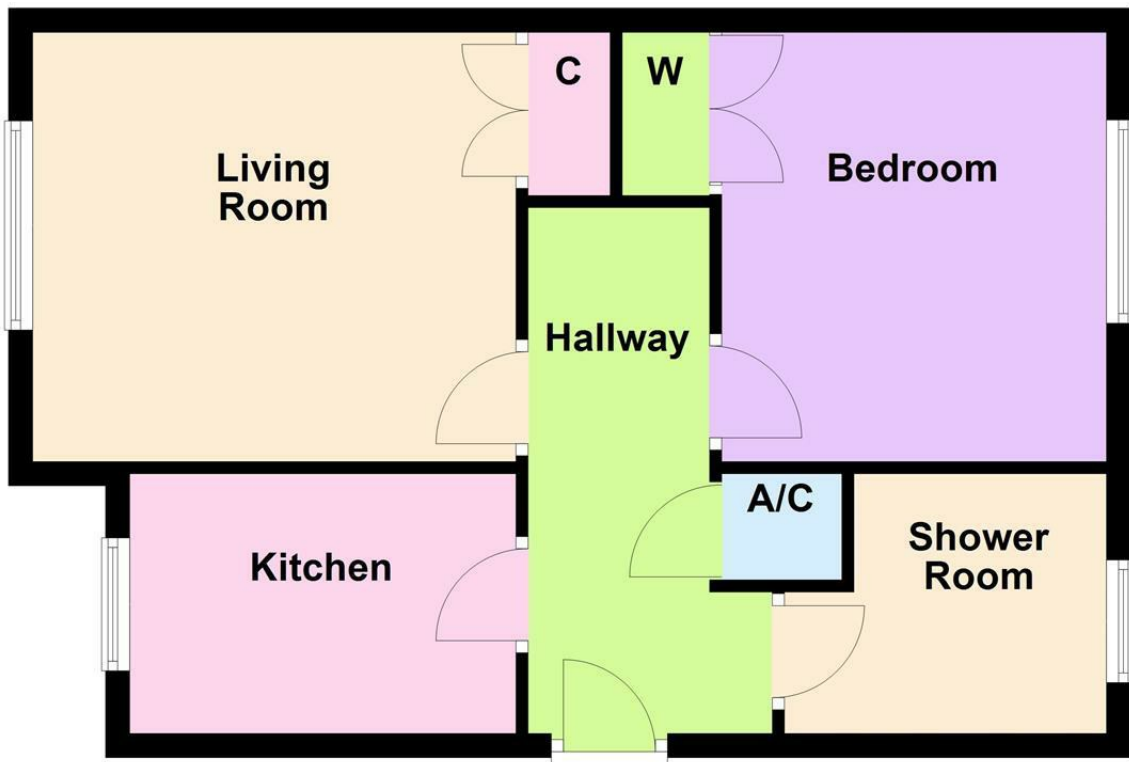


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
53	78
England & Wales	EU Directive 2002/91/EC

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	
53	78
England & Wales	EU Directive 2002/91/EC

Ground Floor

Approx. 49.9 sq. metres (536.7 sq. feet)



Total area: approx. 49.9 sq. metres (536.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.