

# Jonathan Hunt

ESTATE AGENCY

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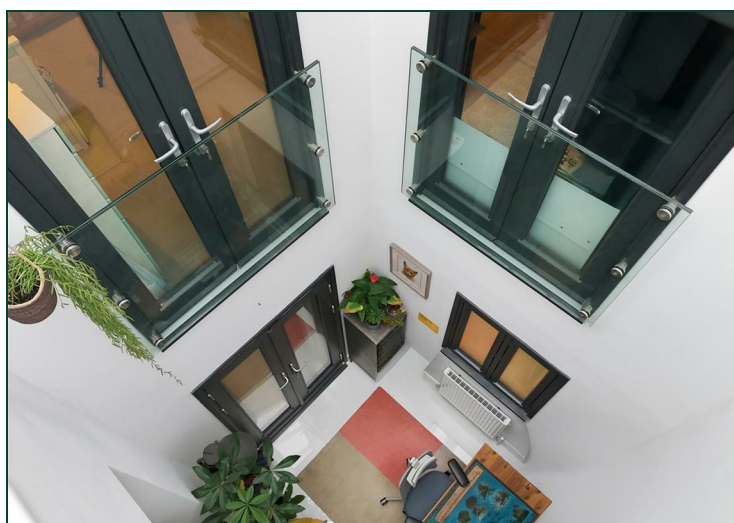
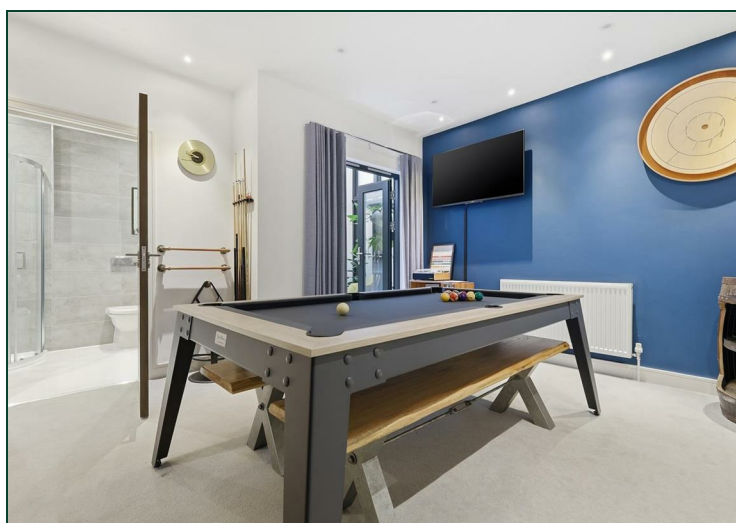
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**21 Brewery Yard Watton Road, Ware, SG12 0GF**



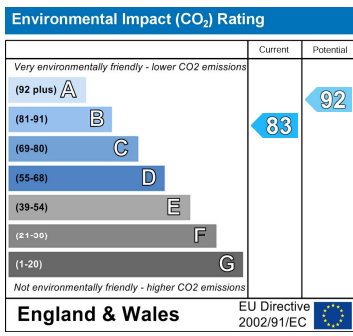
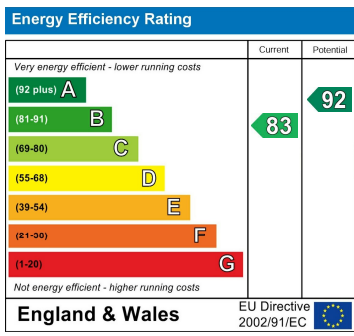
**£572,500**

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

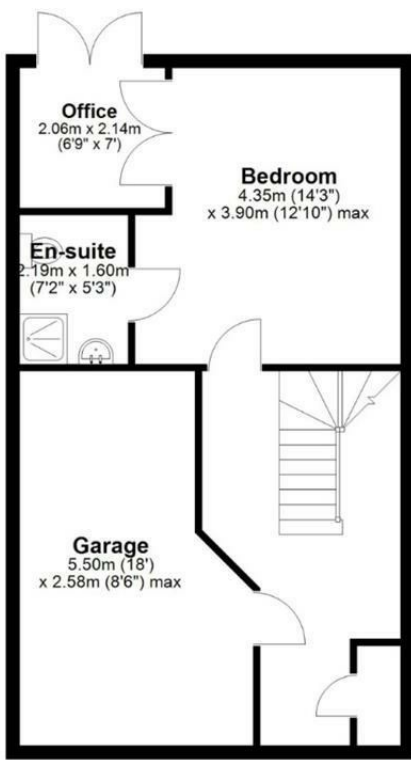
## **21 Brewery Yard Watton Road, Ware, SG12 0GF**

JONATHAN HUNT are pleased to offer this wonderful PERIOD CONVERSION located within this prestigious gated development just minutes from Ware's town centre and Station. The property is beautifully presented throughout featuring three bedrooms, three bathrooms and an open plan living space with solid wood flooring. The property also offers a unique home office atrium, balcony to the master bedroom with views and a large internal garage with additional parking. VIEWING A MUST.



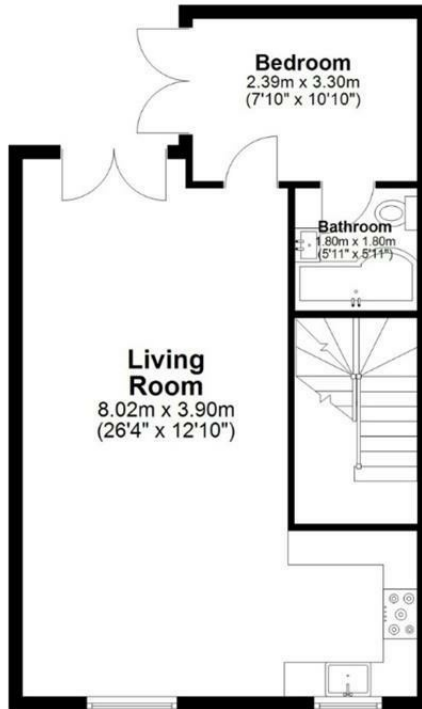
### Ground Floor

Approx. 55.7 sq. metres (599.3 sq. feet)



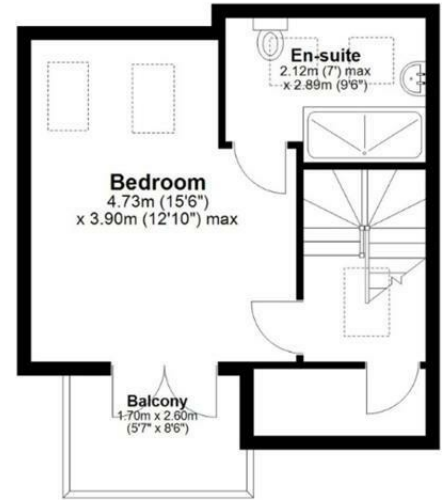
### First Floor

Approx. 52.6 sq. metres (565.8 sq. feet)



### Second Floor

Approx. 31.1 sq. metres (334.5 sq. feet)

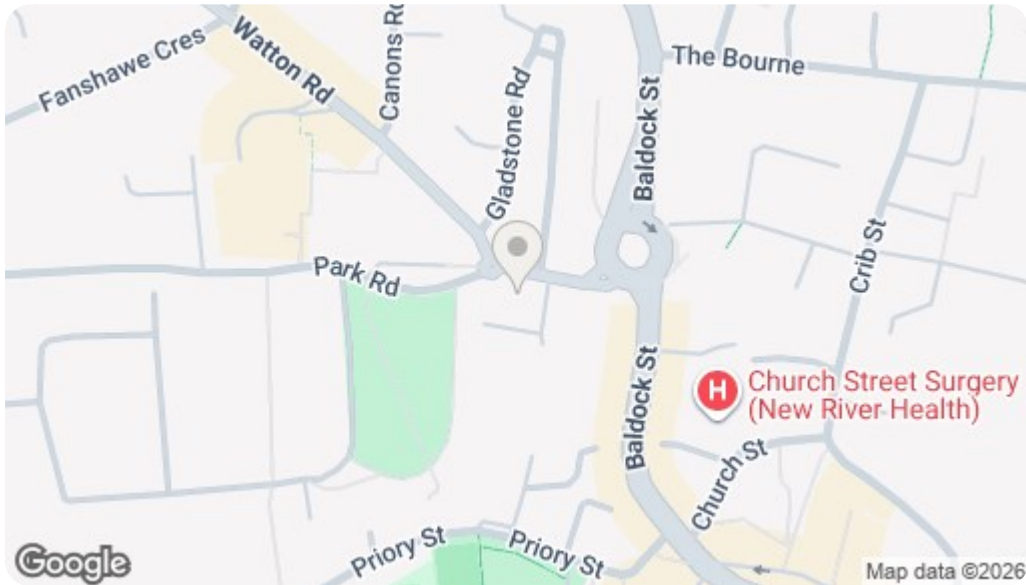


**Total area: approx. 139.3 sq. metres (1637 sq. feet)**

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquires and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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### Brewery Yard



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			92
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	