

Jonathan Hunt

ESTATE AGENCY

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6 Milton Road, Ware, SG12 0PZ

£499,995

JONATHAN HUNT are pleased to offer this attractive THREE BEDROOM Victorian semi detached home situated within a few minutes walk of Ware's town centre and Station providing easy access to local amenities. The property features an open plan living style with Reception, Dining and Kitchen on the ground floor, bedrooms and Bathroom on the first and second floors as well as a useful cellar offering excellent storage. Externally the property benefits from a south facing garden with a raised patio area, home office and a GATED DRIVEWAY.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

6 Milton Road, Ware, SG12 0PZ

LIVING AREA



CELLER 12'5" x 8'10" (3.8 x 2.7)



DINING AREA



FIRST FLOOR



KITCHEN 15'9" x 12'6" (4.81 x 3.83)

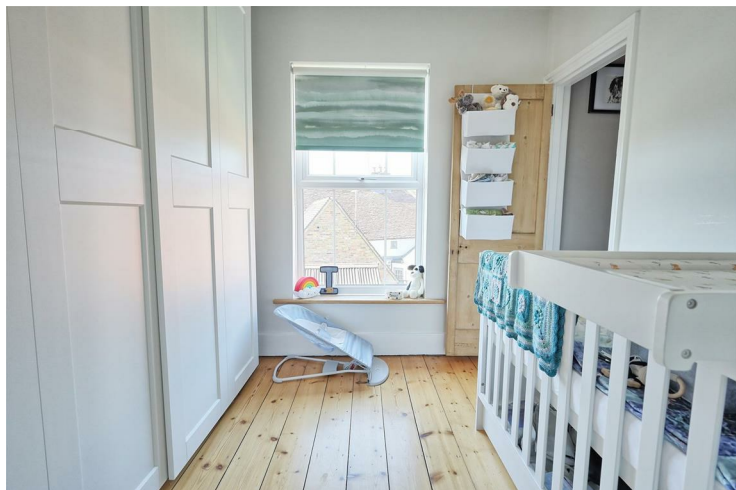


BEDROOM ONE 12'7" x 10'5" (3.84 x 3.19)



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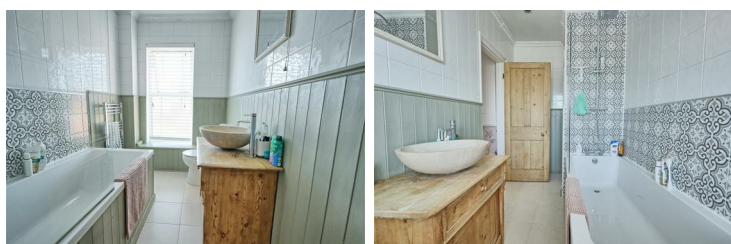
BEDROOM THREE 9'3" x 7'4" (2.82 x 2.25)



REAR GARDEN



BATHROOM

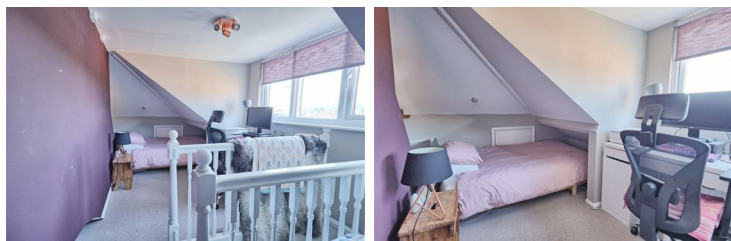


GARDENS

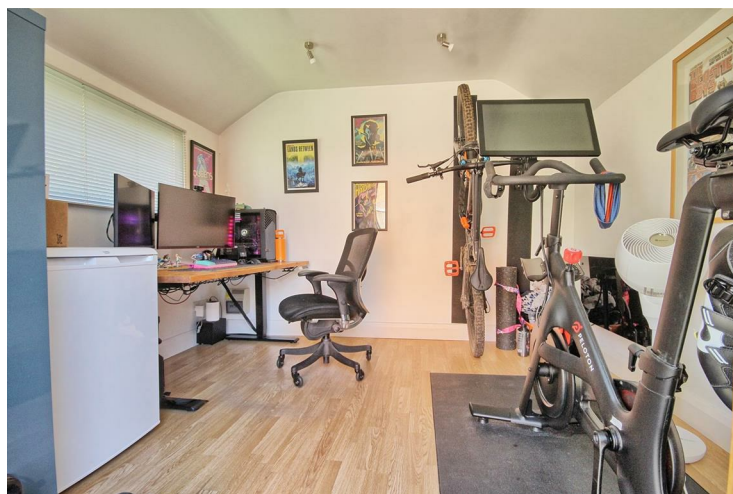


SECOND FLOOR

BEDROOM TWO 18'0" x 7'10" (5.5 x 2.4)



HOME OFFICE



EXTERIOR



GATED DRIVEWAY

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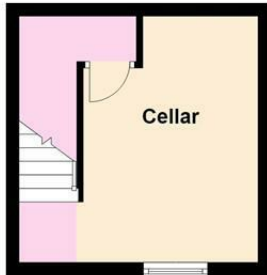


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	

Basement

Approx. 14.3 sq. metres (153.8 sq. feet)



Ground Floor

Approx. 43.0 sq. metres (462.8 sq. feet)



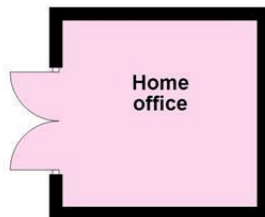
First Floor

Approx. 34.2 sq. metres (367.8 sq. feet)



Second Floor

Approx. 12.6 sq. metres (135.2 sq. feet)



Total area: approx. 104.0 sq. metres (1119.7 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.