

# Jonathan Hunt

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**6 Courtyard Mews, Chapmore End, Ware, SG12 0PW**

**£369,995**

JONATAHN HUNT are pleased to offer this beautifully presented two bedroom period home featuring high ceilings and has been fully modernised throughout. The property is set within wonderful grounds as well as featuring its own patio terrace. Features include a ground floor Cloakroom, refitted Kitchen and Bathroom, central heating, sash windows and allocated parking for TWO CARS.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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**LOUNGE/DINING ROOM 16'10" x 10'7" (5.15 x 3.25)**



**KITCHEN 10'7" x 7'11" (3.25 x 2.42)**



**LIVING AREA**



**BEDROOM ONE 10'8" x 9'10" (3.26 x 3)**



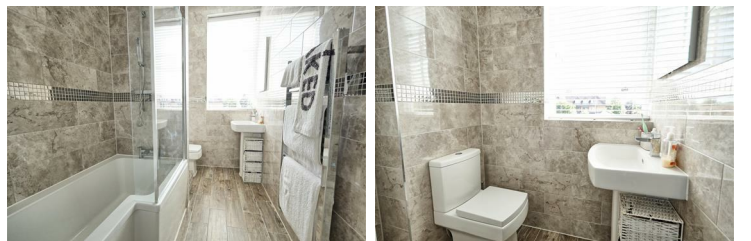
**BEDROOM TWO 10'11" x 9'4" (3.34 x 2.86)**



**DINING AREA**



**BATHROOM**



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## EXTERIOR



## ALLOCATED PARKING



## PRIVATE TERRACE



## COMMUNAL GARDENS



## LOWER GARDENS



## INTERNAL COURTYARD



## AGENTS NOTE

There is an annual charge of £1,900 for the general upkeep of the Mews, this includes maintenance of the grounds, window cleaning and lighting.

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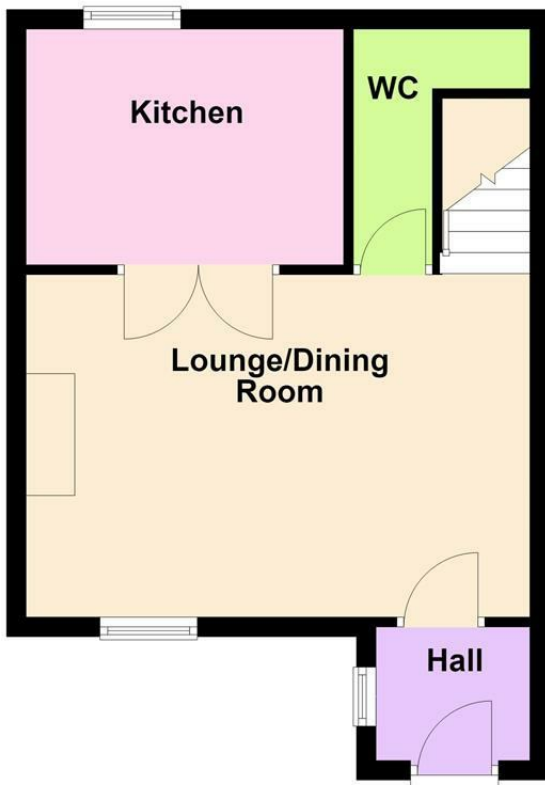


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	93
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	52
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	93
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current	52
England & Wales	EU Directive 2002/91/EC

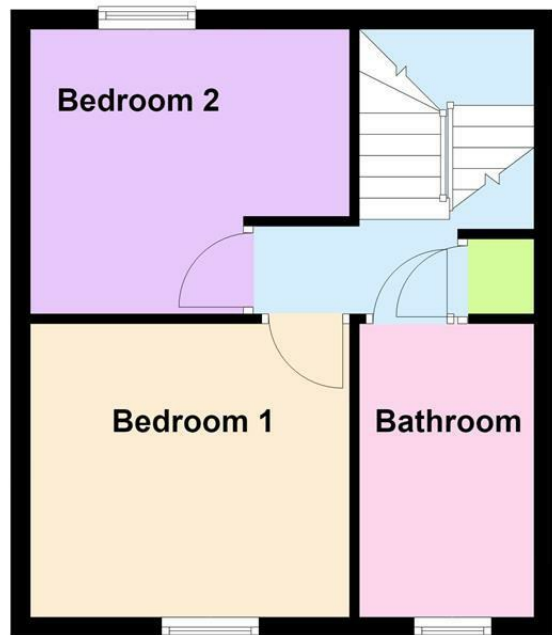
## Ground Floor

Approx. 33.5 sq. metres (361.1 sq. feet)



## First Floor

Approx. 31.2 sq. metres (336.0 sq. feet)



**Total area: approx. 64.8 sq. metres (697.1 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.