

# Jonathan Hunt

ESTATE AGENCY

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**17 New Road, Ware, SG12 7BS**

**Asking Price £325,000**

JONATHAN HUNT are pleased to offer this TWO BEDROOM VICTORIAN cottage located just a few minutes walk from Ware town centre and Station. The property offers much charm and character and includes a courtyard style garden and PERMIT PARKING. - CHAIN REE

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



## 17 New Road, Ware, SG12 7BS

**LIVING ROOM 11'8" x 11'8" (3.58 x 3.56)**



**BEDROOM ONE 11'5" x 11'5" (3.5 x 3.5)**



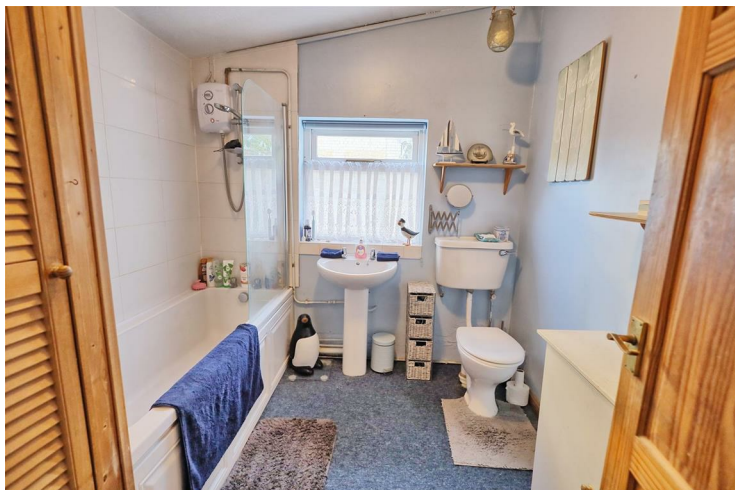
**KITCHEN/DINING ROOM 11'5" x 11'9" (3.5 x 3.6)**



**BEDROOM TWO 11'5" x 8'10" (3.5 x 2.7)**



**BATHROOM**



**REAR GARDEN**



**FIRST FLOOR**



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EXTERIOR



PERMIT PARKING



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

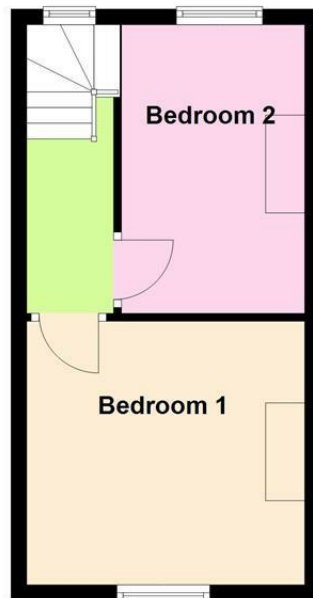
### Ground Floor

Approx. 35.1 sq. metres (378.0 sq. feet)



### First Floor

Approx. 25.5 sq. metres (274.2 sq. feet)



Total area: approx. 60.6 sq. metres (652.2 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.