

# Jonathan Hunt

ESTATE AGENCY

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**28 Crib Street, Ware, Hertfordshire, SG12 9EX**

**Price Guide £420,000**

JONATHAN HUNT are pleased to offer this well presented and stylish home ideally located in Ware's oldest residential roads just minutes from shops and Ware Station servicing London Liverpool Street. Internally the property offers a modern Kitchen and Bathroom, wood flooring and has been decorated to an excellent standard. Externally the property features a cottage style garden and permit parking. Viewing recommended.

LIVING AREA



BEDROOM ONE



DINING AREA



BEDROOM TWO



KITCHEN/BREAKFAST ROOM



BATHROOM



## REAR GARDEN



## EXTERIOR



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

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

## FRONT



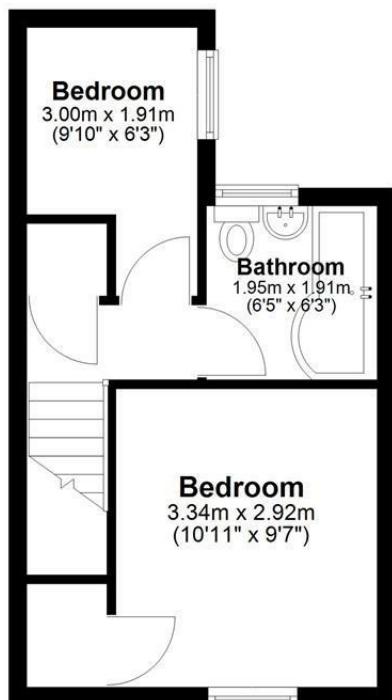
## Ground Floor

Approx. 31.8 sq. metres (342.2 sq. feet)



## First Floor

Approx. 24.9 sq. metres (267.5 sq. feet)



**Total area: approx. 56.6 sq. metres (609.7 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, enquiries 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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**Crib Street**