

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



**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.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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

**LIVING AREA**



**BEDROOM ONE**



**DINING AREA**



**BEDROOM TWO**



**KITCHEN/BREAKFAST ROOM**



**BATHROOM**



28 Crib Street, Ware, Hertfordshire, SG12 9EX

REAR GARDEN



EXTERIOR



FRONT

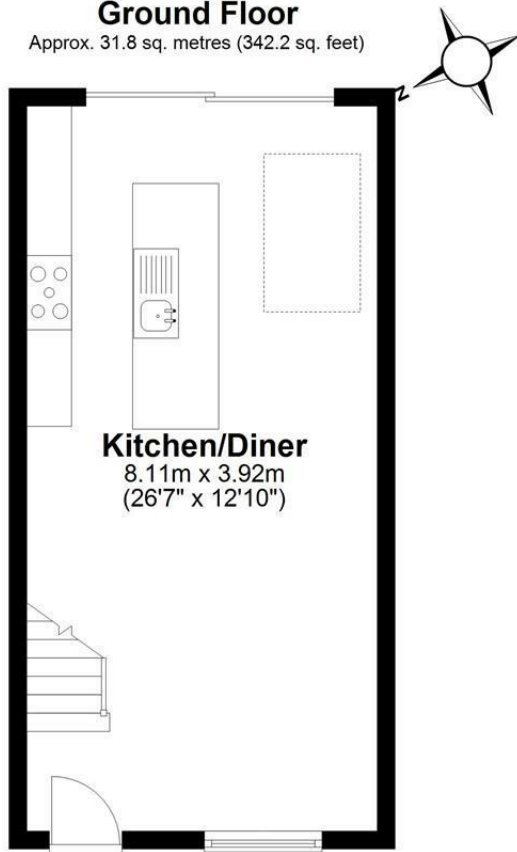


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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	EU Directive 2002/91/EC

### Ground Floor

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



**Kitchen/Diner**  
8.11m x 3.92m  
(26'7" x 12'10")

### First Floor

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




**Bedroom**  
3.00m x 1.91m  
(9'10" x 6'3")

**Bathroom**  
1.95m x 1.91m  
(6'5" x 6'3")

**Bedroom**  
3.34m x 2.92m  
(10'11" x 9'7")

**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**