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ESTATE AGENCY

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43 Founceley Avenue, Dane End, Ware, SG12 0NG

Guide Price £300,000

JONATHAN HUNT are please to offer this well presented GROUND FLOOR two bedroom apartment location within this popular village only 10 minutes drive from Ware. The property features a Kitchen/dining room, spacious Living room, refitted Shower room and two double bedrooms. Externally the property benefits from its OWN PRIVATE GARDEN with outside storage. Viewing recommended

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY



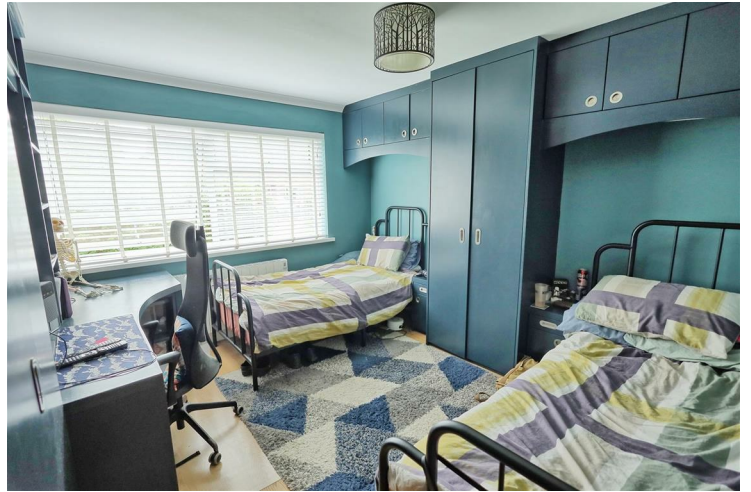
DINING AREA



LIVING ROOM 15'5" x 11'9" (4.7 x 3.6)



BEDROOM ONE 11'9" x 10'5" (3.6 x 3.2)



KITCHEN/DINING ROOM 18'8" x 8'8" (5.7 x 2.66)



BEDROOM TWO 11'9" x 8'10" (3.6 x 2.7)



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OFFICE



SHOWER ROOM



EXTERIOR



REAR GARDEN



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 71.8 sq. metres (772.6 sq. feet)



Total area: approx. 71.8 sq. metres (772.6 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.