

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

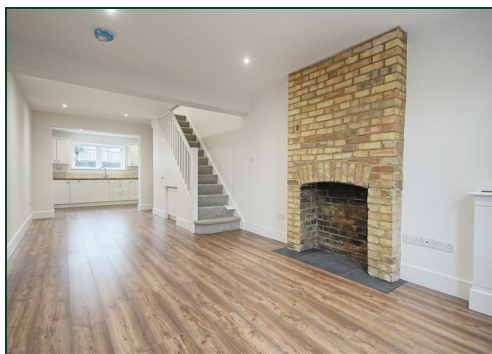
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**8 Park Road, Ware, Hertfordshire, SG12 0AJ**

**Offers In Excess Of £390,000**

JONATHAN HUNT are pleased to offer this WELL PRESENTED, TWO BEDROOM character cottage being offered CHAIN FREE, the property has been FULLY RE-FURBISHED by the current owner to offer spacious living accommodation, two bath/shower rooms, and a private rear garden. Further benefitting from being within WALKING DISTANCE to Ware town centre and station. VIEWING RECOMMENDED

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

# 8 Park Road, Ware, Hertfordshire, SG12 0AJ

## FRONT ASPECT



## EN-SUITE



## LIVING ROOM



## BEDROOM TWO



## KITCHEN



## BATHROOM



## FIRST FLOOR LANDING

## BEDROOM ONE



## REAR GARDEN

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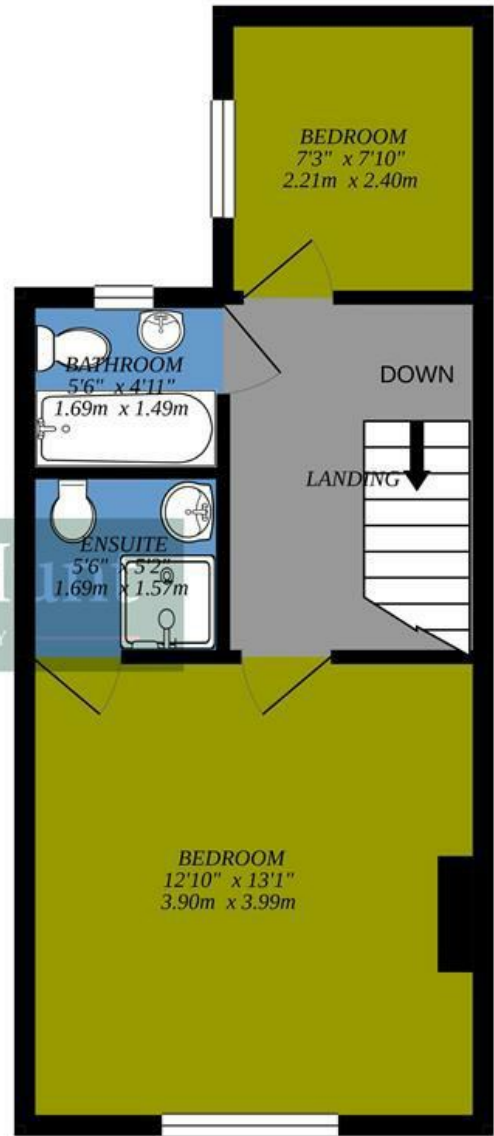
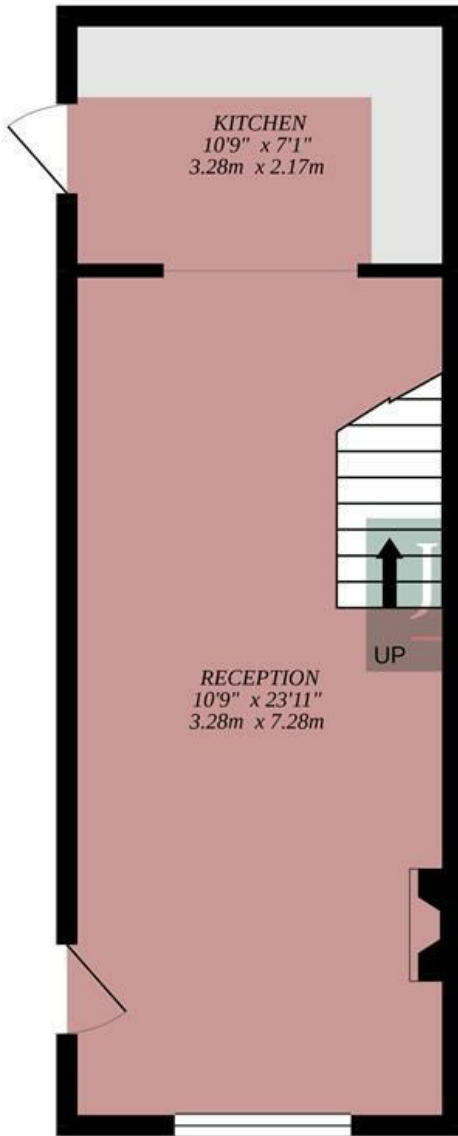


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	55		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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			78
(55-68) D	55		
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR  
331 sq.ft. (30.8 sq.m.) approx.

1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



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TOTAL FLOOR AREA : 681 sq.ft. (63.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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