

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

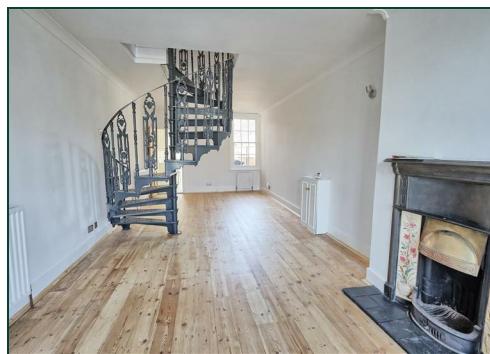
Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



94 London Road, Ware, SG12 9LY

**£435,000**

**SOUTH WARE- IMMACULATE 2 BED TERRACED VICTORIAN COTTAGE OVERLOOKING THE NEW RIVER - NO ONWARD CHAIN!...** - This attractive bay fronted 2 bedroom Victorian terrace provides spacious rooms to include an open plan living room with fireplace and spiral staircase, kitchen/dining room with double doors onto the garden, 2 double bedrooms to the first floor and a re-fitted first floor Bath/Shower room room accessed from the landing. The house enjoys open views to the front over the New River and a good size south west facing garden, as well as being just a 10 minute walk to the Rail Station and High Street. No Onward Chain!

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

**94 London Road, Ware, SG12 9LY**

**LIVING ROOM 22'7" x 11'3" (6.9 x 3.44)**



**KITCHEN/BREAKFAST ROOM 19'2" x 6'10" (5.85 x 2.1)**



**DINING AREA**



**KITCHEN**



**FEATURE SPIRAL STAIRCASE**



**BREAKFAST ROOM**



FIRST FLOOR



BEDROOM 2 11'10" x 7'8" (3.63 x 2.34)



BEDROOM ONE 11'11" x 11'1" (3.64 x 3.4)



BATH/SOWER ROOM



VIEW FROM BEDROOM ONE



REAR GARDEN



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## EXTERIOR



## SUMMER HOUSE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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### Ground Floor

Approx. 36.6 sq. metres (393.8 sq. feet)



### First Floor

Approx. 32.9 sq. metres (353.9 sq. feet)



Total area: approx. 69.5 sq. metres (747.7 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.