

Jonathan Hunt

ESTATE AGENCY

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17 New Road, Ware, SG12 7BS

Offers In Excess Of £300,000

JONATHAN HUNT are pleased to offer this TWO BEDROOM VICTORIAN cottage located just a few minutes walk from Ware town centre and Station. The property offers much charm and character and includes a courtyard style garden and PERMIT PARKING. - CHAIN REE

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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LIVING ROOM 11'8" x 11'8" (3.58 x 3.56)



FIRST FLOOR



KITCHEN/DINING ROOM 11'5" x 11'9" (3.5 x 3.6)



BEDROOM ONE 11'5" x 11'5" (3.5 x 3.5)



BATHROOM



BEDROOM TWO 11'5" x 8'10" (3.5 x 2.7)



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REAR GARDEN



EXTERIOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(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			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PERMIT PARKING



Ground Floor

Approx. 35.1 sq. metres (378.0 sq. feet)



First Floor

Approx. 25.5 sq. metres (274.2 sq. feet)



Total area: approx. 60.6 sq. metres (652.2 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.