

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

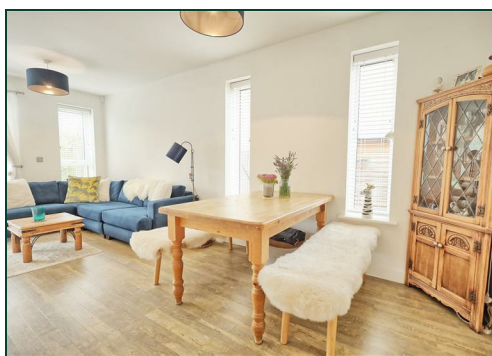
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10 Cowper Close, Ware, SG12 0GG

£620,000

STUNNING 2019 BUILT SEMI DETACHED HOME WITH 4 DOUBLE BEDROOMS (OVER 1500 SQ FT) - Arranged over 3 floors this 4 bedroom, 2 Bath/shower room end terrace provides a lovely high-end spec throughout with an entrance hall, downstairs cloakroom, comprehensively fitted kitchen, living room, 2 double bedrooms to the first floor with a bathroom and a further 2 double bedrooms on the 2nd floor with a shower room. There is a low maintenance private garden to the rear and 2 allocated parking spaces. This property is ideally suited to parents with older children/young adults who can enjoy having their own floor and independence. Cowper Close is just a 10 minute level walk to Ware High Street and is also ideally placed for Chauncy School and GSK. There are 3 years left on the 10 year housebuilders warranty .

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY

KITCHEN



DINING AREA



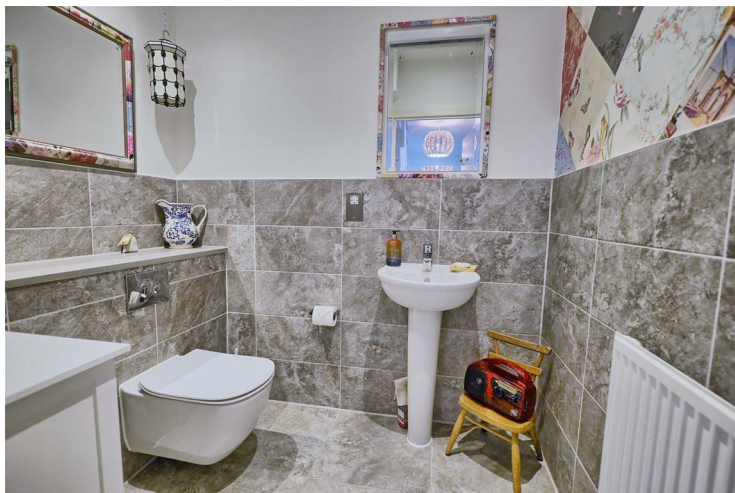
BREAKFAST AREA



LIVING AREA



CLOAKROOM



BEDROOM ONE



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BEDROOM TWO



BEDROOM FOUR



BATHROOM



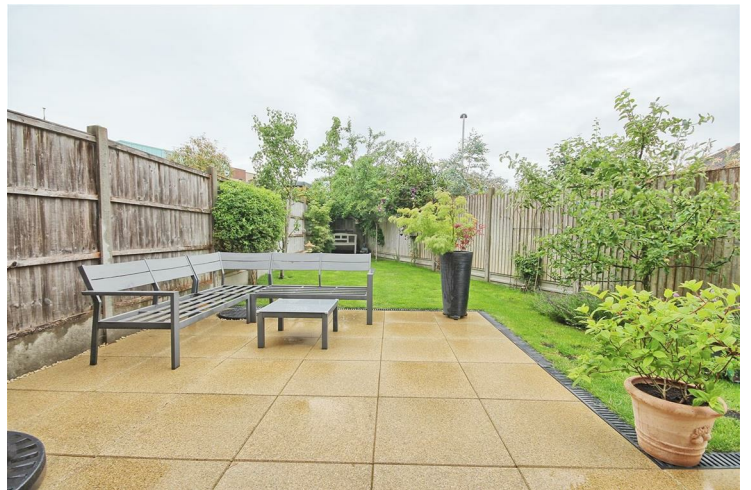
SHOWER ROOM



BEDROOM THREE

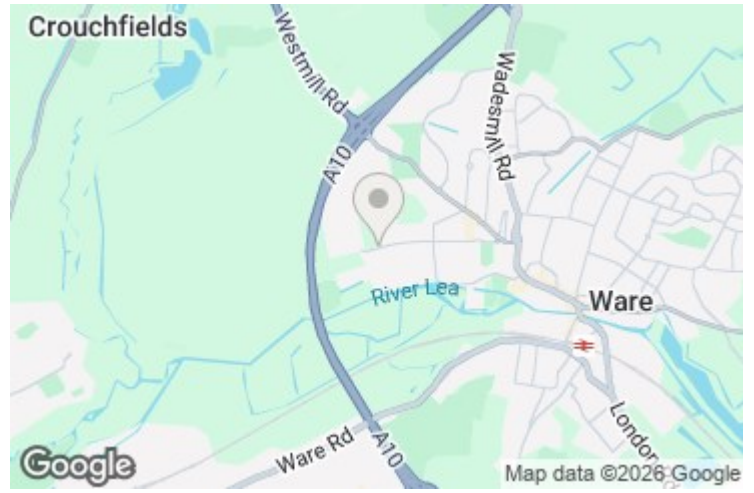


REAR GARDEN



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GARDENS



SIDE GARDEN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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	

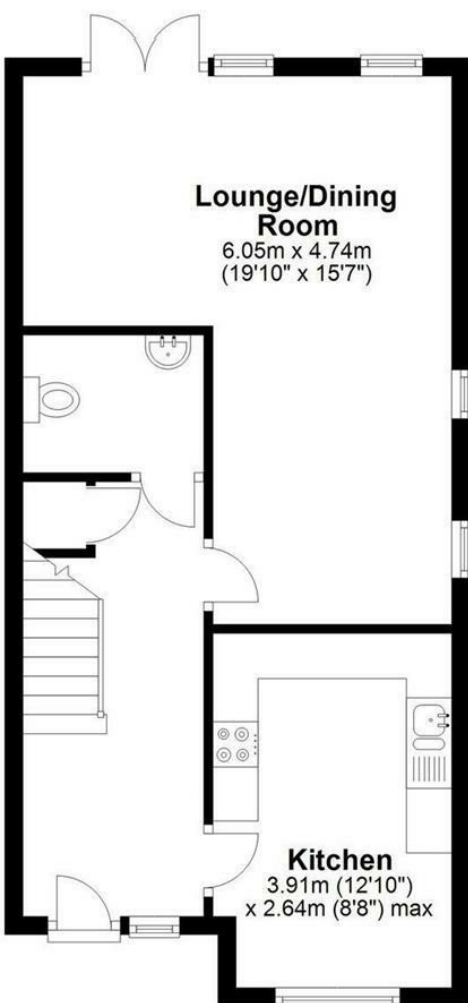
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

FRONT ASPECT



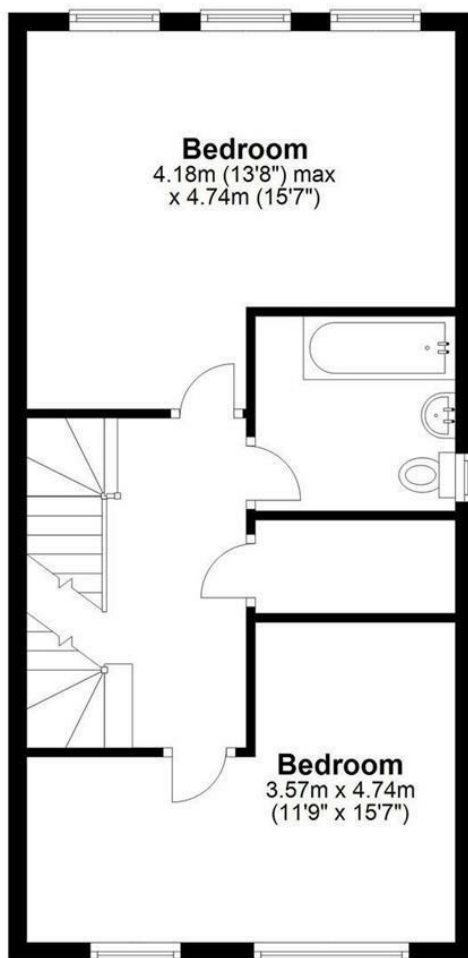
Ground Floor

Approx. 45.9 sq. metres (493.6 sq. feet)



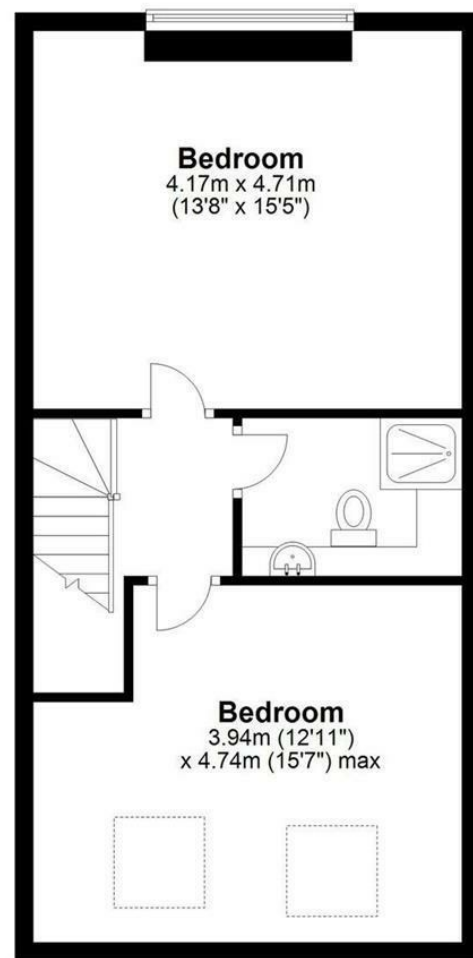
First Floor

Approx. 47.8 sq. metres (514.4 sq. feet)



Second Floor

Approx. 47.6 sq. metres (511.9 sq. feet)



Total area: approx. 141.2 sq. metres (1520.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.