

# Jonathan Hunt

LETTING AGENCY

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Tel: 01920 411090

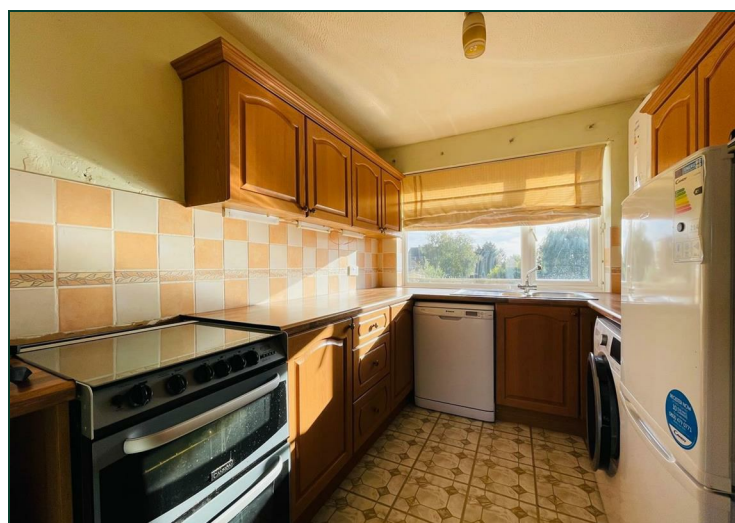
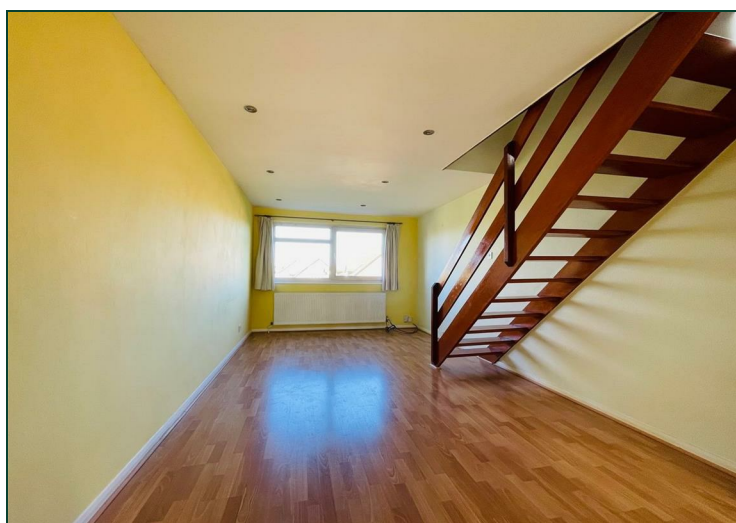
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**22 Quaker Road, Ware, Hertfordshire, SG12 7NH**



**£1,295 Per Month**

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

## 22 Quaker Road, Ware, Hertfordshire, SG12 7NH

JONATHAN HUNT are pleased to offer this TWO BEDROOM, SPLIT-LEVEL MAISONETTE situated within a cul-de-sac location, in the popular town of Ware. Benefiting from large living room, kitchen, upstairs shower room, gas central heating and garden area to rear. AVAILABLE 9th JUNE

REFERENCES - Please only enquiry if you pass the reference criteria

- Collective Gross Income: £38,850
- NO CCJ's, IVA's or history of bad credit
- Positive landlord reference (if applicable)

<https://tenanhelp.goodlord.co/s/topic/0TO4I00000DbWUWA0/referencing>

### FRONT ASPECT



### LIVING ROOM



### BEDROOM ONE



### KITCHEN

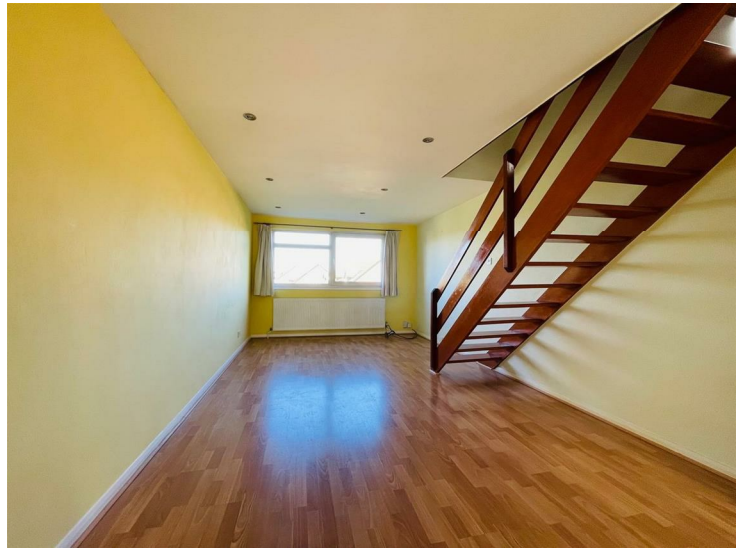
### VIEW FROM BEDROOM



FRONT ASPECT



LIVING ROOM



KITCHEN

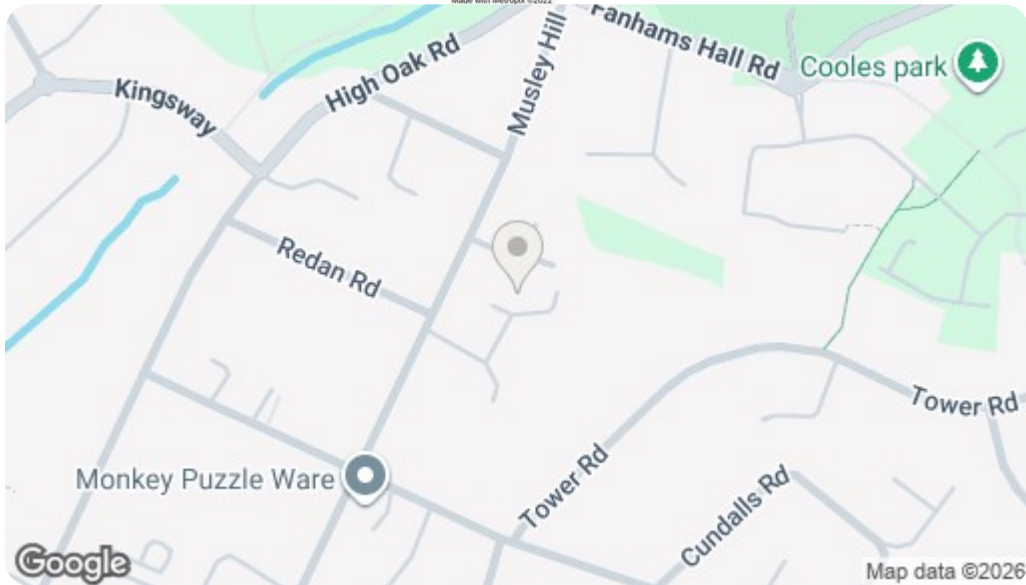




TOTAL FLOOR AREA: 647 sq.ft. (60.1 sq.m.) approx.

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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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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	