

Jonathan Hunt

ESTATE AGENCY

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1 Chapel Mews, New Road, Ware, Hertfordshire, SG12 7BY

£1,800 Per Month

Jonathan Hunt Lettings are pleased to offer this especially enticing chapel conversion within a short walk of Ware High St and Station. The property provides 3 bedrooms and a bathroom to the ground floor with a courtyard garden. The first floor is a work of art with a stunning full height reception room providing an abundance of striking character features with a staircase leading up to a mezzanine reception room overlooking the main living area. Available from the end of March

REFERENCES - Please only enquiry if you pass the reference criteria

- Gross Income: Minimum £54,000
- NO CCJ's, IVA's or history of bad credit
- Positive landlord reference (if applicable)

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY



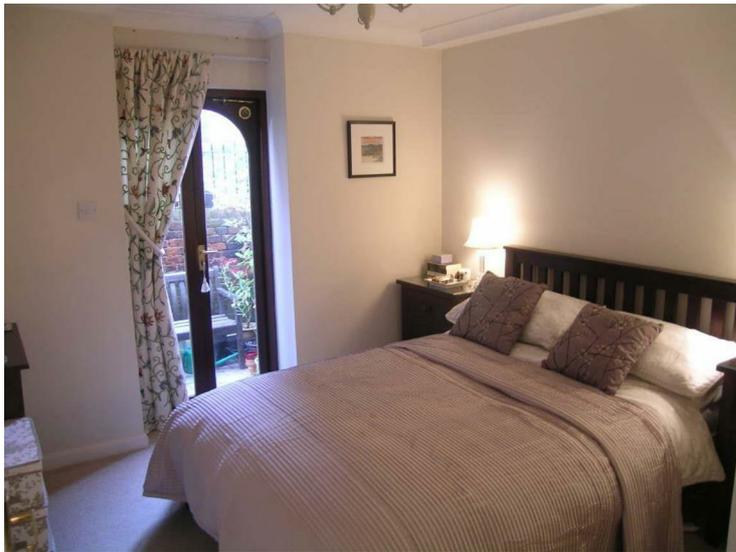
Arched entrance door to hallway with coved ceiling, stairs to first floor, built in storage and cloak recess, telephone line, brass light fittings

BEDROOM TWO 10'0" x 9'6" (3.05 x 2.90)



Arched window to side aspect, radiator, large built in understairs cupboard with light and plumbing for automatic washing machine, dado railing.

BEDROOM ONE 10'0" x 9'6" (3.05 x 2.90)



Double radiator, double glazed French doors leading out to courtyard garden, BT telephone point.

BEDROOM THREE 9'6" x 6'5" (2.90 x 1.96)



Arched window to side aspect, newly fitted built in wardrobes, radiator.

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BATHROOM



Beautifully presented Victorian style suite comprising low level w.c., wash hand basin, fully tiled shower cubicle with new shower tray and screen and new cast iron bath. Radiator, double glazed frosted window to side aspect. Inset downlighters

FITTED KITCHEN 9'4" x 6'2" (2.84 x 1.88)



Fitted with an extensive range of wall and base level units incorporating a marble effect worktop with tiled surrounds. A one and a half bowl sink/drain unit with mixer tap, built in oven and four ring hob with hood over. Double glazed window to side aspect. Combi boiler.

FIRST FLOOR



Turned staircase with wood bannisters.

LIVING AREA 19'4" x 16'4" (5.89 x 4.98)



A very impressive room with high vaulted ceiling, two Velux windows to front aspect, new solid oak flooring throughout, two aerial points, Virgin cable tv, telephone and broadband points, wall light points, original stained glass windows to two aspects, three radiators, new staircase to mezzanine with handmade railings to the gallery.

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PHOTO TWO



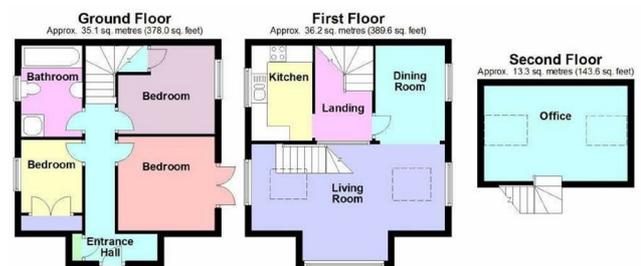
COURTYARD GARDEN



DINING AREA



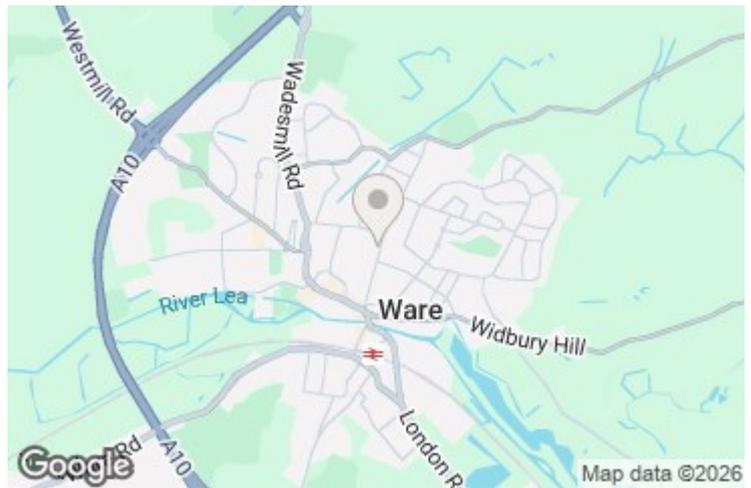
FLOORPLAN



Agents Notes PLEASE NOTE

Images were taken previously and are for illustrative purposes only. Some Fixtures, fittings and furnishings may differ

MEZZANINE RECEPTION



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