

# 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



6 Milton Road, Ware, SG12 0PZ

**£525,000**

JONATHAN HUNT are pleased to offer this attractive THREE BEDROOM Victorian semi detached home situated within a few minutes walk of Ware's town centre and Station providing easy access to local amenities. The property features an open plan living style with Reception, Dining and Kitchen on the ground floor, bedrooms and Bathroom on the first and second floors as well as a useful cellar offering excellent storage. Externally the property benefits from a south facing garden with a raised patio area, home office and a GATED DRIVEWAY.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

# 6 Milton Road, Ware, SG12 0PZ

## LIVING AREA



## CELLER 12'5" x 8'10" (3.8 x 2.7)



## DINING AREA



## FIRST FLOOR



## KITCHEN 15'9" x 12'6" (4.81 x 3.83)



## BEDROOM ONE 12'7" x 10'5" (3.84 x 3.19)



# 6 Milton Road, Ware, SG12 0PZ

## BEDROOM THREE 9'3" x 7'4" (2.82 x 2.25)



## REAR GARDEN



## BATHROOM



## GARDENS



## SECOND FLOOR

## BEDROOM TWO 18'0" x 7'10" (5.5 x 2.4)



## HOME OFFICE



## EXTERIOR



## GATED DRIVEWAY

# 6 Milton Road, Ware, SG12 0PZ

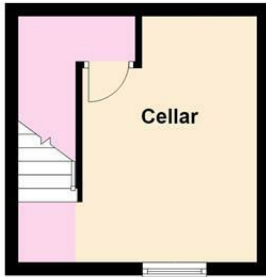


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &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>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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	

**Basement**

Approx. 14.3 sq. metres (153.8 sq. feet)



**Ground Floor**

Approx. 43.0 sq. metres (462.8 sq. feet)



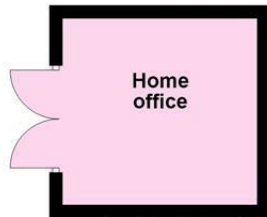
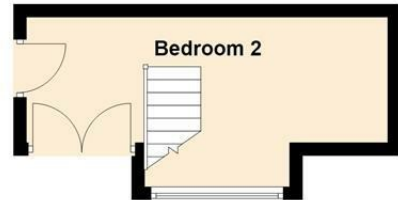
**First Floor**

Approx. 34.2 sq. metres (367.8 sq. feet)



**Second Floor**

Approx. 12.6 sq. metres (135.2 sq. feet)



Total area: approx. 104.0 sq. metres (1119.7 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.