

Jonathan Hunt

ESTATE AGENCY

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37 Page Hill, Ware, SG12 0RZ

£395,000

JONATHAN HUNT are pleased to offer this immaculately presented TWO DOUBLE BEDROOM modern home situated within a short distance from Ware town offering direct rail links to London Liverpool Street. The property benefits from a modern refitted kitchen and bathroom, gas central heating, landscaped rear garden and a newly laid driveway to the front. Viewing is highly recommended. CHAIN FREE

ENTRANCE



BEDROOM ONE 12'4" x 9'2" (3.77 x 2.8)



KITCHEN 12'4" x 6'0" (3.76 x 1.83)



BEDROOM TWO 9'4" x 8'11" (2.86 x 2.72)



BATHROOM

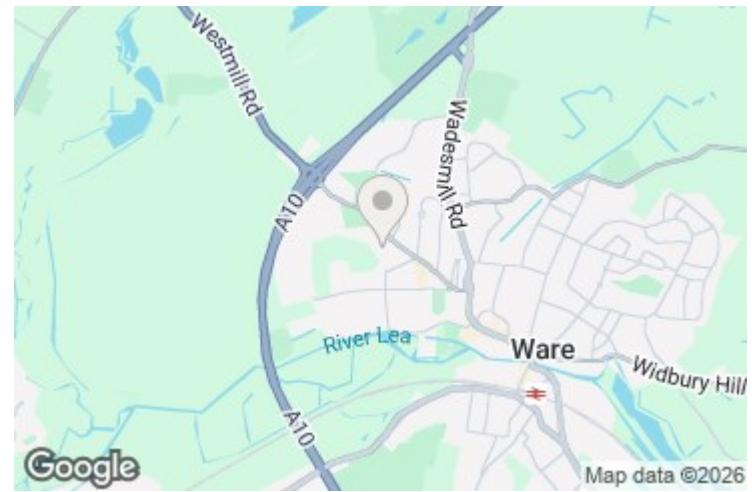


LIVING ROOM 13'1" x 12'3" (4 x 3.74)



LANDING

EXTERIOR



REAR GARDEN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88
(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	

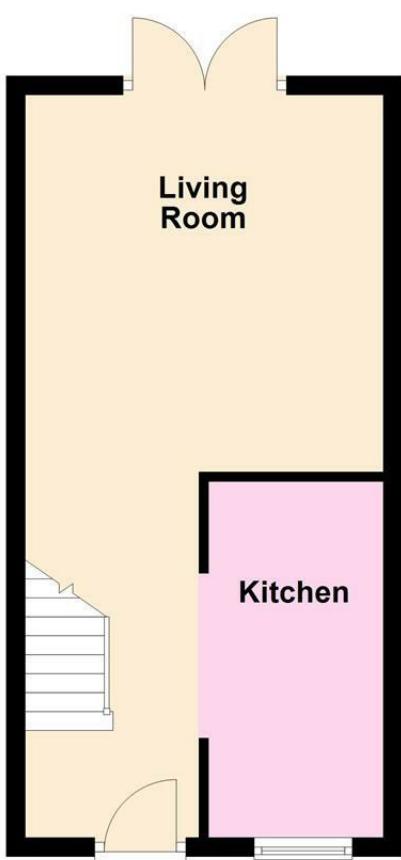
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DRIVEWAY



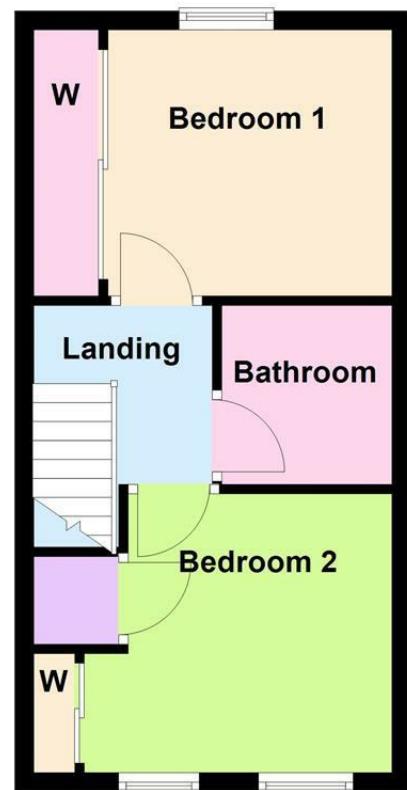
Ground Floor

Approx. 29.6 sq. metres (318.9 sq. feet)



First Floor

Approx. 29.6 sq. metres (318.9 sq. feet)



Total area: approx. 59.3 sq. metres (637.8 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.