

Jonathan Hunt

ESTATE AGENCY

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45 Fanhams Road, Ware, SG12 7DL

£350,000

PROJECT OPPORTUNITY - JONATHAN HUNT are pleased to offer this **THREE BEDROOM SEMI DETACHED HOME** requiring renovation. The property features a large driveway, good sized rear gardens and potential to extend (STPP)

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY



DINING ROOM 10'6" x 8'4" (3.22 x 2.56)



LIVING ROOM 12'5" x 10'2" (3.8 x 3.1)



FIRST FLOOR



KITCHEN 11'9" x 9'10" (3.6 x 3)



BEDROOM ONE 12'5" x 10'2" (3.8 x 3.1)



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BEDROOM TWO 12'5" x 9'10" (3.8 x 3)



REAR GARDEN



BEDROOM THREE 8'10" x 8'2" (2.7 x 2.5)



GARDENS



BATHROOM



FRONT DRIVEWAY



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 67	Potential: 81
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(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	
Current: 67	Potential: 81
England & Wales	EU Directive 2002/91/EC

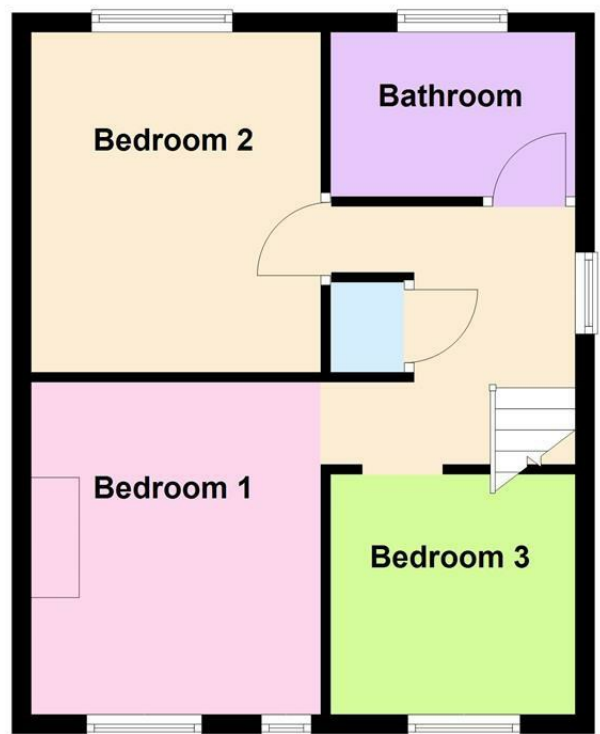
Ground Floor

Approx. 40.3 sq. metres (433.7 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.7 sq. feet)



Total area: approx. 80.6 sq. metres (867.3 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.