

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



3 The Vineyard, Ware, SG12 7HL

£495,000

JONATHAN HUNT are pleased to offer this truly immaculate three bedroom semi detached home. The property is located within a small peaceful cul de sac on the eastern outskirts of Ware approximately 15 minutes walk to the town centre and Station. Internally the property features extended accommodation to include a Living room, Dining room and Conservatory. Externally the gardens are well maintained with outbuildings and side access. **VIEWING RECOMMENDED.**

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ENTRANCE PORCH



KITCHEN 12'8" x 9'10" (3.87 x 3)



ENTRANCE HALLWAY



DINING ROOM 14'5" x 8'4" (4.4 x 2.55)



LIVING ROOM 15'11" x 10'10" (4.86 x 3.32)



CONSERVATORY 9'8" x 8'7" (2.96 x 2.64)



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BATHROOM



FIRST FLOOR

BEDROOM ONE 15'2" x 9'10" (464 x 3)



BEDROOM TWO 11'3" x 8'3" (3.43 x 2.53)



BEDROOM THREE 8'7" x 7'1" (2.62 x 2.18)



REAR GARDEN



GARDENS

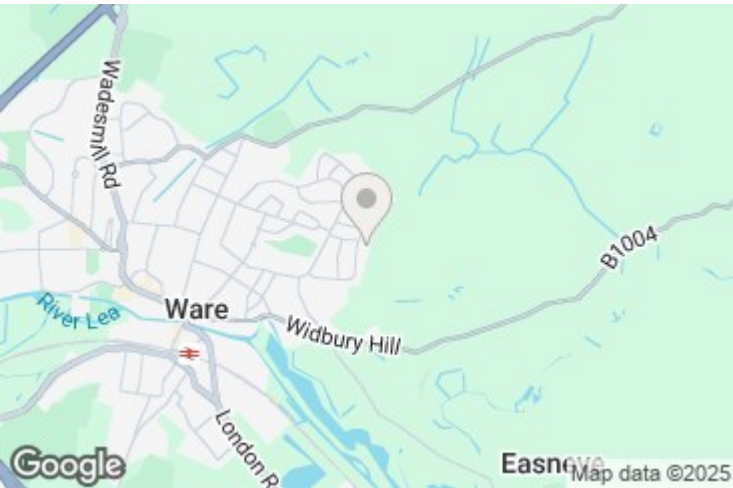



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EXTERIOR



FRONT GARDEN



Energy Efficiency Rating		
	Current	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		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	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		
England & Wales		EU Directive 2002/91/EC 

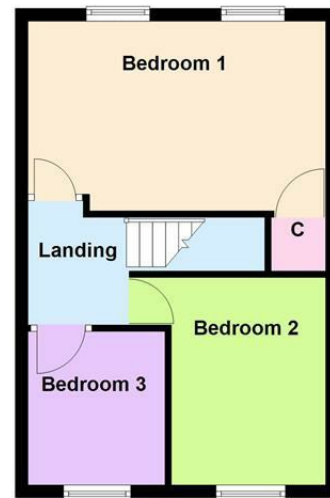
Ground Floor

Approx. 57.4 sq. metres (618.2 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.3 sq. feet)



Total area: approx. 91.6 sq. metres (986.5 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.