

Jonathan Hunt

ESTATE AGENCY

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55 Berkeley Close, Ware, SG12 0BS

Asking Price £195,000

JONATHAN HUNT are pleased to offer this GROUND FLOOR MAISONETTE. The property features ONE DOUBLE BEDROOM, open plan living area, newly fitted kitchen and bathroom. Externally, the property offers a front garden and communal rear gardens with ample parking.

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ENTRANCE HALL

KITCHEN / LIVING ROOM 16'2" x 13'11" (4.93 x 4.26)



BEDROOM 12'8" x 10'9" (3.87 x 3.29)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

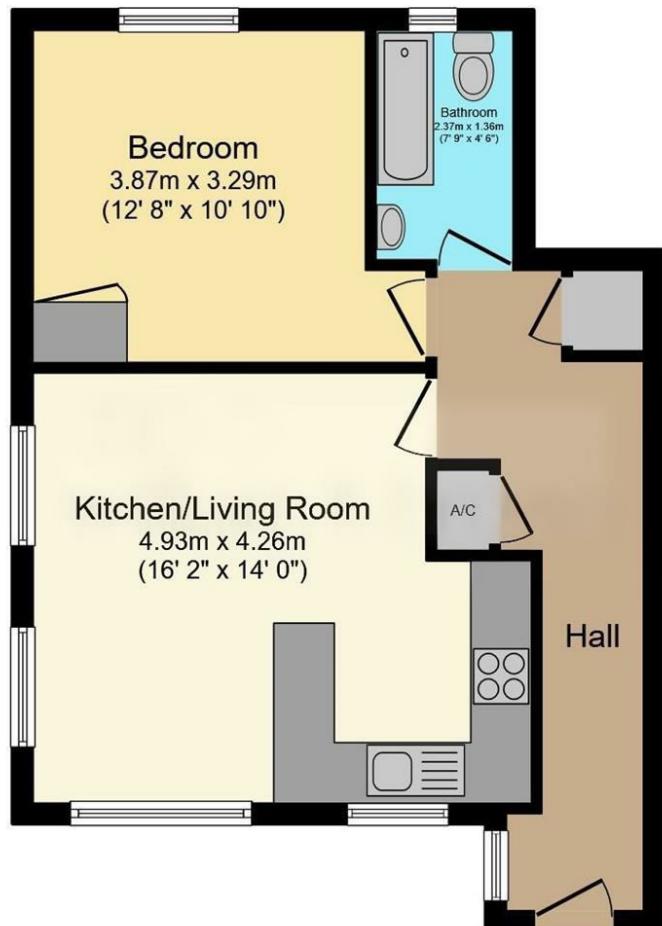
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

BATHROOM 7'9" x 4'1" (2.37 x 1.26)



EXTERIOR

COUNCIL TAX BAND B



Total floor area 44.6 sq.m. (480 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.