

# 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.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



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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)



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



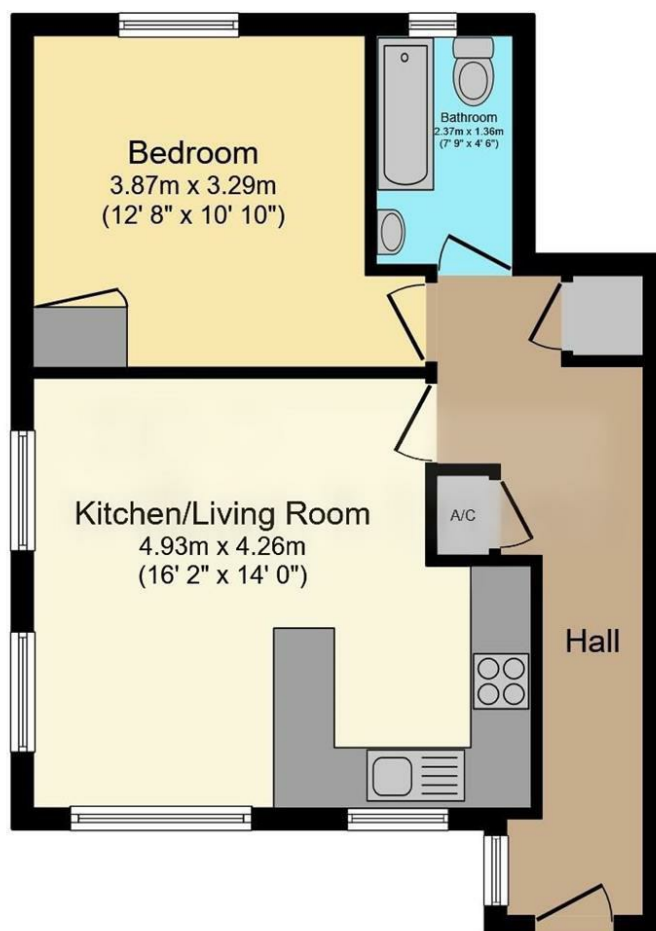
EXTERIOR

COUNCIL TAX  
BAND B



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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.