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ESTATE AGENCY

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14 Garland Road, Ware, SG12 7BH

£470,000

JONATHAN HUNT are pleased to offer this classic TWO DOUBLE BEDROOM bay fronted Victorian semi detached home located just a few minutes walk from Ware town centre and Station. The property features TWO RECEPTION ROOMS, first floor bathroom and gas central heating. Further benefits include a good sized Kitchen, useful part converted loft space and west facing rear gardens. The property is offered with no onward chain.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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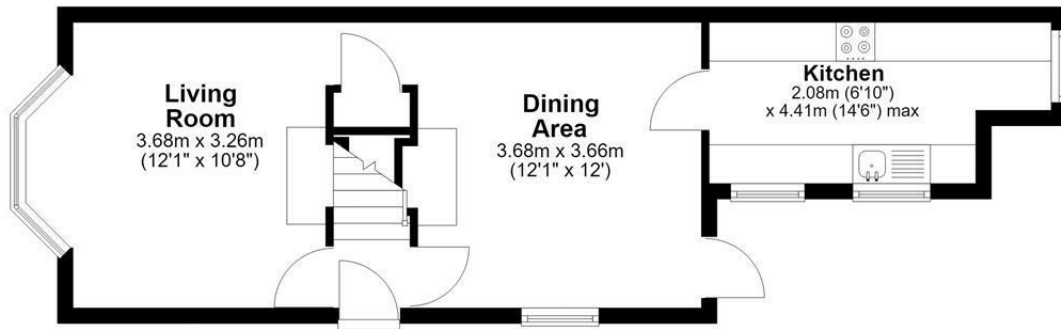
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		84
	55	
England & Wales	EU Directive 2002/91/EC	

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		
		84
	55	
England & Wales	EU Directive 2002/91/EC	



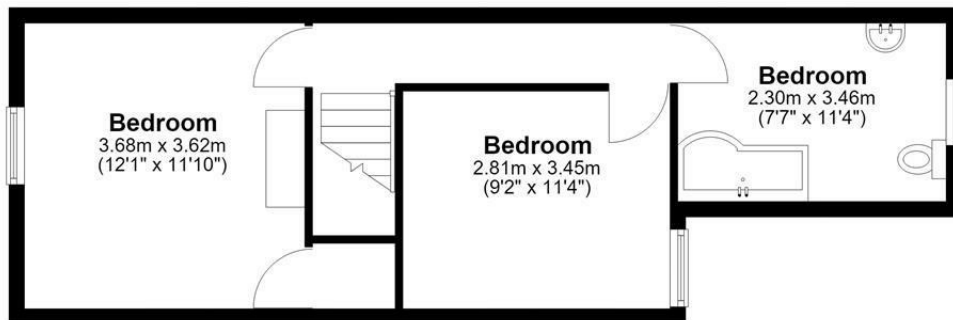
Ground Floor

Approx. 38.7 sq. metres (416.1 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.4 sq. feet)



Total area: approx. 77.5 sq. metres (834.5 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Garland Road