

Jonathan Hunt

ESTATE AGENCY

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35 Farm Close, Ware, Herts, SG12 7SQ

£475,000

JONATHAN HUNT are pleased to offer this MODERN TWO DOUBLE BEDROOM end-terrace home offered in excellent condition throughout. The property benefits from TWO ALLOCATED PARKING SPACES, En-suite to bedroom one, bathroom and downstairs cloakroom. Must be viewed internally to be fully appreciated.

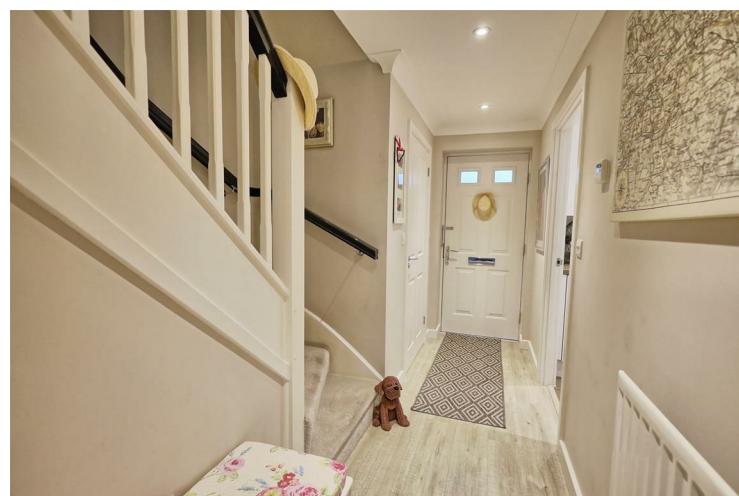
FRONT ASPECT



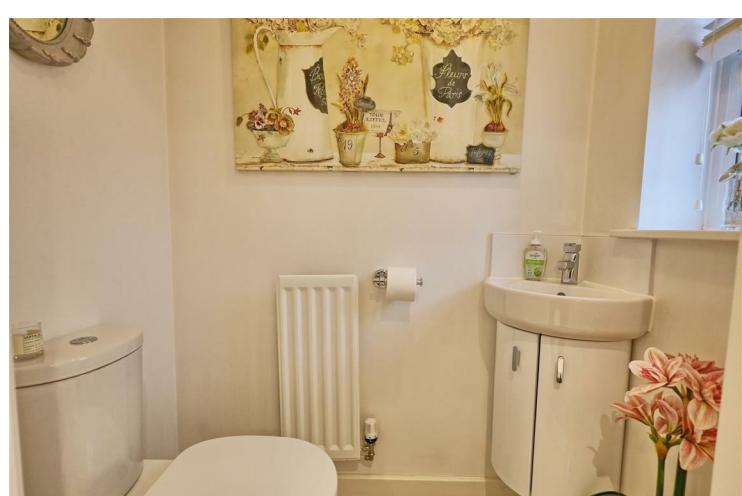
KITCHEN 11'7 x 7'4 (3.53m x 2.24m)



ENTRANCE HALL



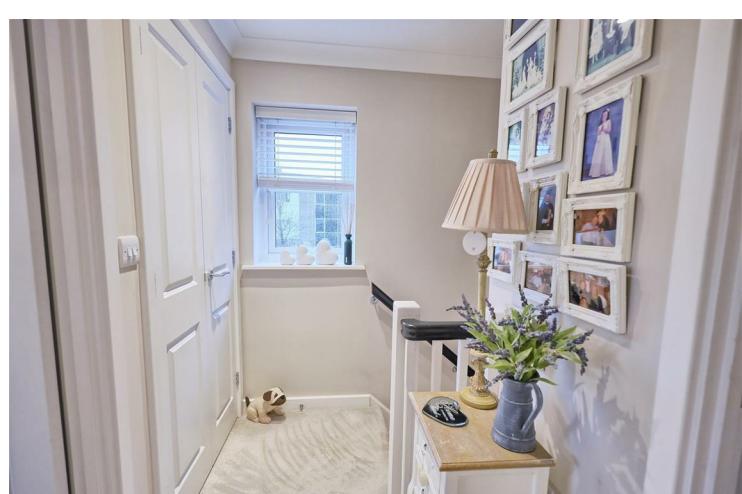
DOWNSTAIRS CLOAKROOM



LIVING ROOM 14'6 x 14 (4.42m x 4.27m)

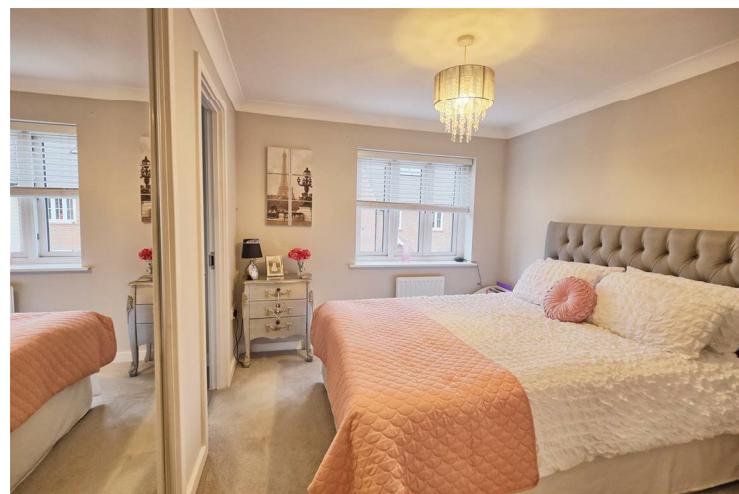


FIRST FLOOR LANDING

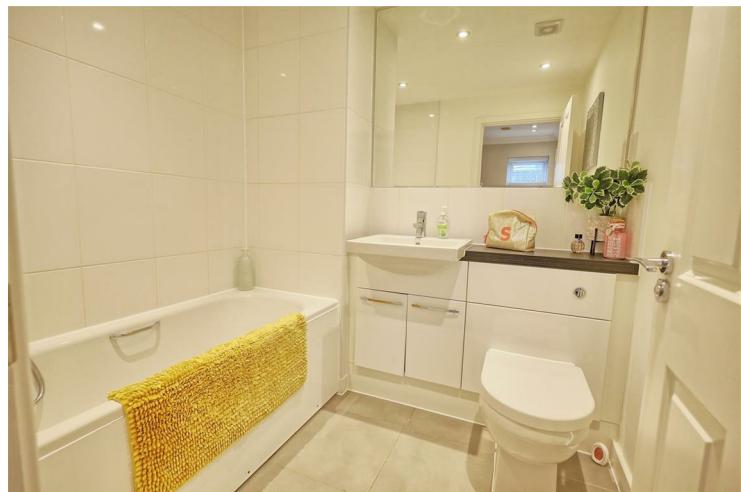


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BEDROOM ONE 10 x 9'1 (excl wardrobes) (3.05m x 2.77m (excl wardrobes))



FAMILY BATHROOM



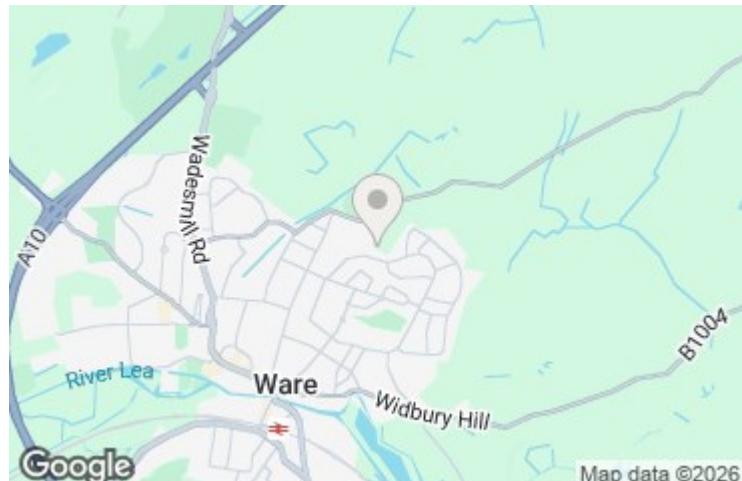
EN-SUITE



REAR GARDEN



BEDROOM TWO 14 x 8'5 (excl wardrobes) (4.27m x 2.57m (excl wardrobes))



Energy Efficiency Rating

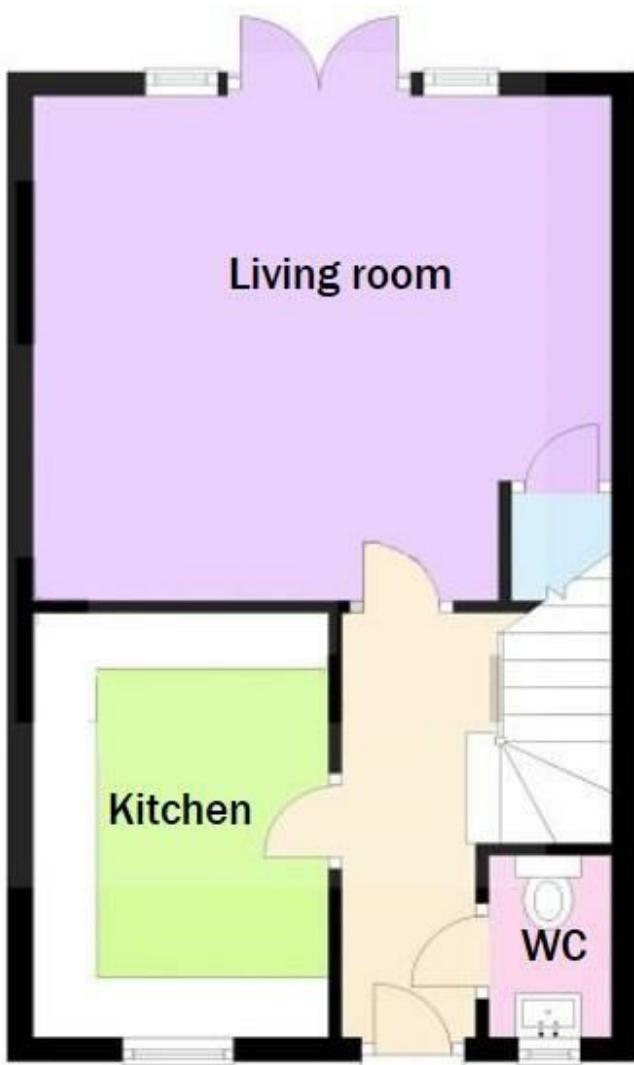
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93
(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. 35.4 sq. metres (380.7 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.5 sq. feet)

