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70 Vicarage Road, Ware, Herts, SG12 7BE

£580,000

JONATHAN HUNT are pleased to offer this FOUR BEDROOM Victorian home located just a few minutes walk from Ware town and Station. The accommodation is arranged over three floors with the ground floor offering a Living/Dining room leading to a refitted Kitchen and Utility space. The first floor features a master bedroom with En-suite along with the fourth bedroom and family Bathroom. The upper floor has two further bedrooms and benefits from views across Ware town. Externally the property enjoys south facing gardens with an impressive Garage/Workshop, ideal for a number of uses whilst the front garden offers the potential for off street parking. CHAIN FREE

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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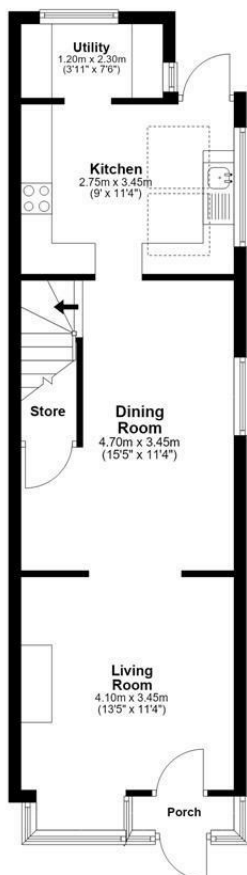
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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		



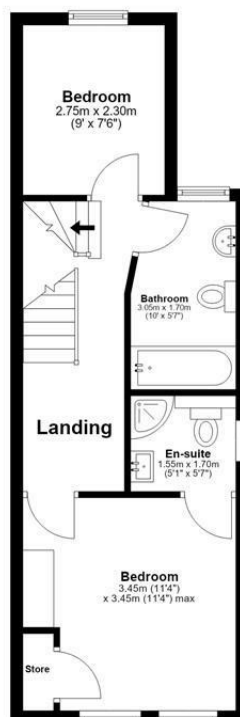
Ground Floor

Approx. 43.3 sq. metres (466.5 sq. feet)



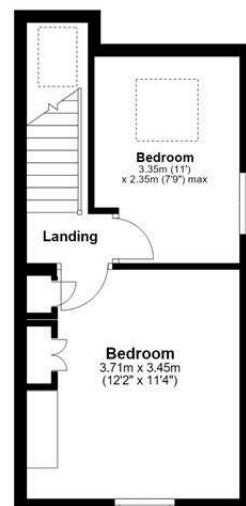
First Floor

Approx. 35.0 sq. metres (376.6 sq. feet)



Second Floor

Approx. 25.2 sq. metres (271.6 sq. feet)



Outbuilding

Approx. 24.6 sq. metres (264.4 sq. feet)



Total area: approx. 128.1 sq. metres (1379.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp.

Vicarage Road