

Jonathan Hunt

ESTATE AGENCY

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33 Cozens Road, Ware, SG12 7HJ

£475,000

JONATHAN HUNT are pleased to offer this three bedroom semi detached home offered in excellent condition throughout. The property features an open plan Living/dining room with Conservatory, refitted Kitchen and Shower room, gas central heating and well maintained 85ft west facing gardens.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE PORCH

ENTRANCE HALLWAY



KITCHEN 9'4" x 8'3" (2.86 x 2.53)



FIRST FLOOR

LIVING/DINING ROOM 24'0" x 11'11" max (7.32 x 3.64 max)



BEDROOM ONE 12'9" x 11'3" (3.9 x 3.43)



CONSERVATORY 8'6" x 7'9" (2.6 x 2.37)



BEDROOM TWO 11'3" x 10'9" (3.43 x 3.3)



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BEDROOM THREE 9'10" x 7'6" (3 x 2.3)



GARDENS



SHOWER ROOM



EXTERIOR



REAR GARDEN

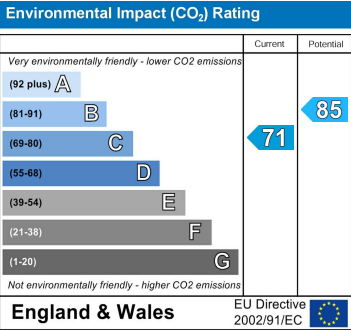
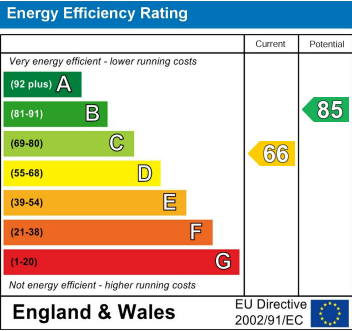


DRIVEWAY FOR THREE CARS

COUNCIL TAX BAND C



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GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.

1ST FLOOR
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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