

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



2 Berkeley Close, Ware, Hertfordshire, SG12 0BP

£450,000

JONATHAN HUNT are pleased to offer this well presented, THREE BEDROOM FAMILY HOME. The property benefits from a spacious living room with wood burner, large KITCHEN/BREAKFAST ROOM with central island, first floor refitted bathroom and gardens to the front and rear.. WALKING DISTANCE to Ware town centre with all of its local amenities, as well as Ware station connecting to London Liverpool Street. Must be viewed internally to be fully appreciated.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL

LIVING ROOM



BEDROOM TWO



BEDROOM THREE

BATHROOM

KITCHEN/BREAKFAST ROOM

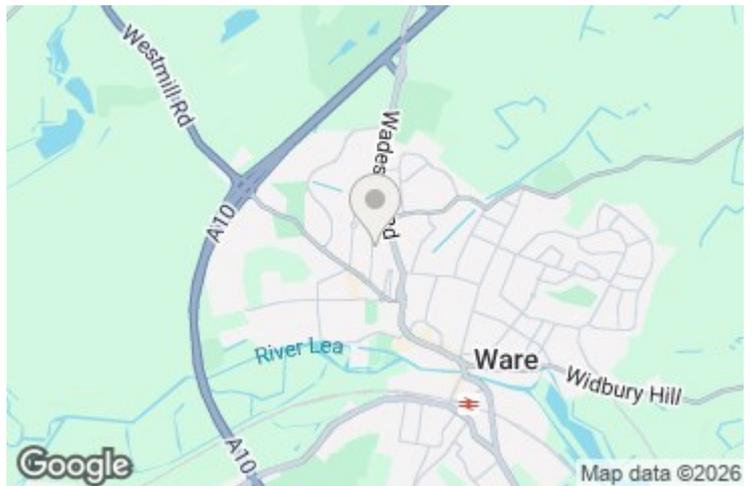


FIRST FLOOR LANDING

BEDROOM ONE



REAR GARDEN

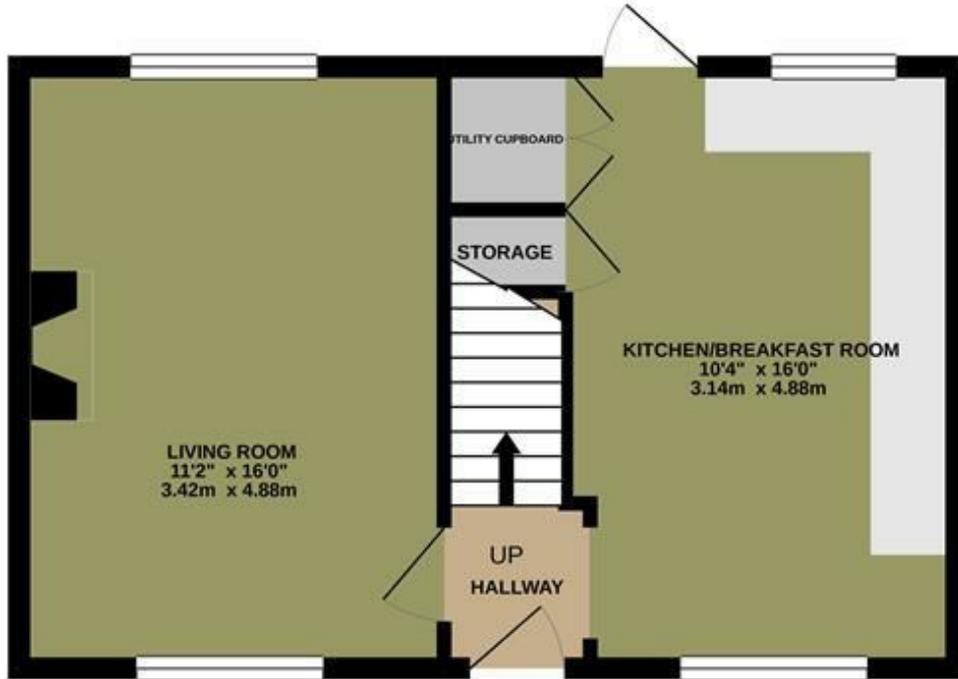


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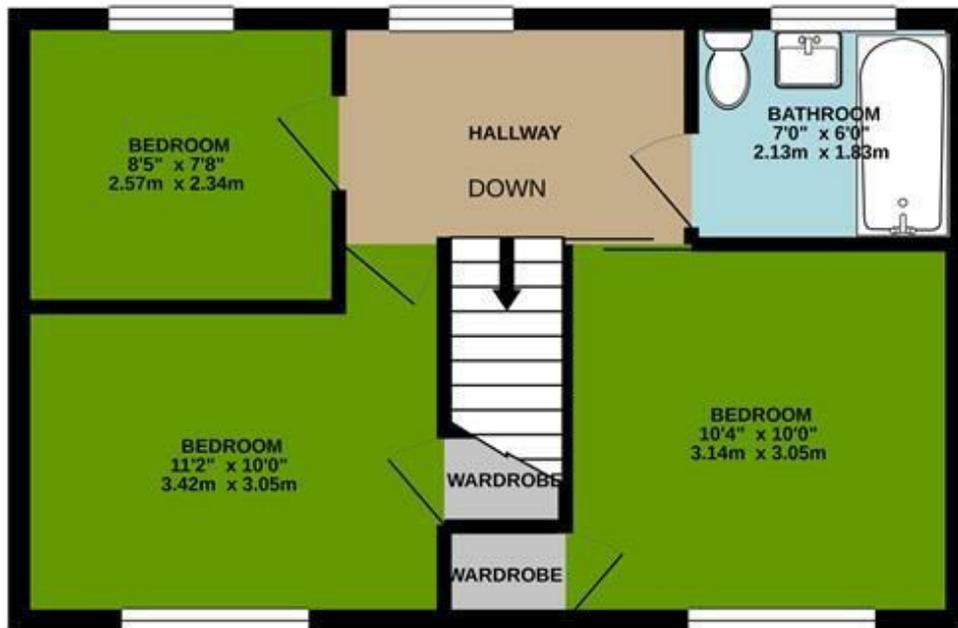
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 785 sq.ft. (72.9 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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