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5 Red Lion Yard, Wareside, Hertfordshire, SG12 7RJ

£695,000

JONATHAN HUNT are pleased to offer this adorable detached cottage tucked away in a peaceful setting within the small unspoilt village of Wareside which sits within the Ash Valley just 3 miles from the town of Ware with its rail service to London's Liverpool Street. The house provides comfortable and superbly presented accommodation with 3 bedrooms and 3 receptions rooms and also provides off street parking with 2 car ports.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

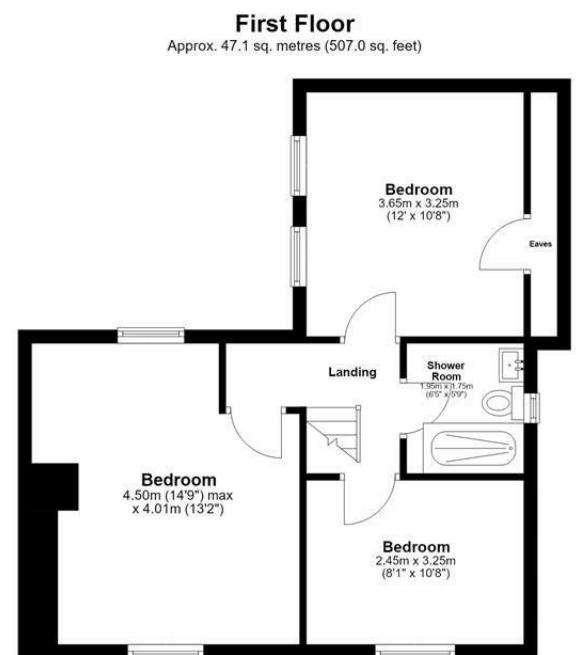
Ware Branch - Company No. 4759215 VAT No. 700174975

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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	62	64
(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	61	64
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 115.3 sq. metres (1241.3 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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The Red Lion