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8 Uplands, Ware, SG12 7LB

£375,000

*** PROJECT *** JONATHAN HUNT are pleased to offer this two bedroom SEMI DETACHED home located within a small cul de sac. The property has been extended to the ground floor and benefits from corner plot gardens. The property requires complete modernisation throughout. CHAIN FREE.

ENTRANCE HALLWAY

KITCHEN 9'10" x 10'2" (3 x 3.1)



BEDROOM TWO 11'11" x 9'2" (3.65 x 2.8)



BATHROOM

LIVING/DINING ROOM 23'11" x 16'4" max (7.3 x 5 max)



REAR GARDEN

FIRST FLOOR

BEDROOM ONE 13'1" x 9'2" (4 x 2.8)



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EXTERIOR



SIDE ACCESS



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small>			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		59
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not environmentally friendly - higher CO₂ emissions</small>			
England & Wales		EU Directive 2002/91/EC	

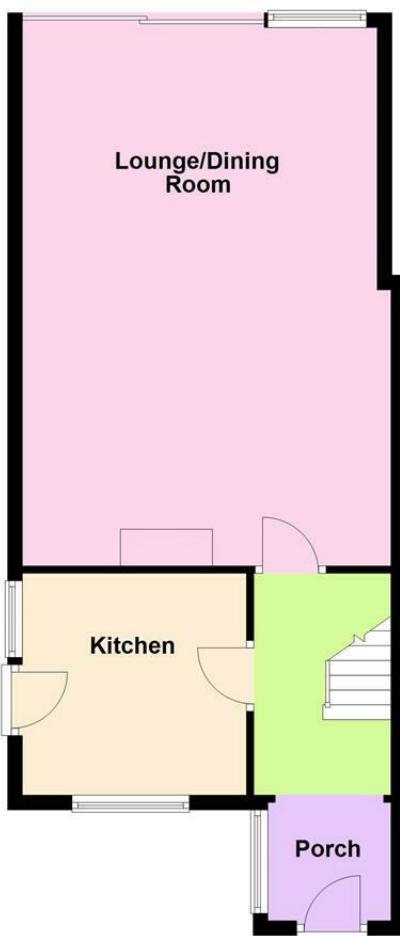
FRONT



COUNCIL TAX BAND C

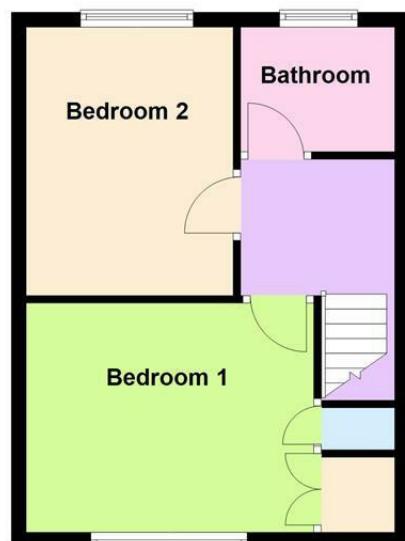
Ground Floor

Approx. 54.4 sq. metres (585.3 sq. feet)



First Floor

Approx. 34.4 sq. metres (369.8 sq. feet)



Total area: approx. 88.7 sq. metres (955.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.