

# Jonathan Hunt

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**5 Gladstone Road, Dane End, Ware, SG12 0NH**

**£495,000**

JONATHAN HUNT are pleased to offer this newly refurbished THREE BEDROOM SEMI DETACHED VILLAGE HOME. The property offers a generous Living room, Kitchen/breakfast room with appliances, ground floor Cloakroom and a four piece Bathroom suite. Externally the gardens have been landscaped and lead to a DRIVEWAY FOR TWO CARS. CHAIN FREE.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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## ENTRANCE HALLWAY



## BEDROOM ONE 14'2" x 11'1" (4.33 x 3.4)



## CLOAKROOM



## BEDROOM TWO 11'8" x 9'0" (3.58 x 2.75)



## KITCHEN/BREAKFAST ROOM 13'9" x 11'1" (4.2 x 3.39)



## BEDROOM TWO VIEW



## LIVING ROOM 17'4" x 11'8" (5.29 x 3.56)



## FIRST FLOOR

# 5 Gladstone Road, Dane End, Ware, SG12 0NH

## BEDROOM THREE 8'1" x 7'11" (2.47 x 2.42)



## REAR GARDEN



## BATHROOM



## DRIVEWAY FOR TWO CARS



## EXTERIOR



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

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

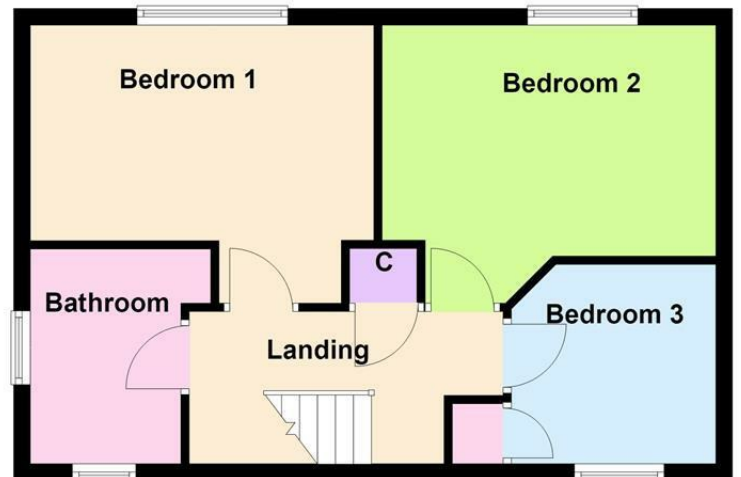
### Ground Floor

Approx. 41.8 sq. metres (449.8 sq. feet)



### First Floor

Approx. 43.8 sq. metres (471.2 sq. feet)



Total area: approx. 85.6 sq. metres (921.0 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.