

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



5 Page Hill, Ware, Herts, SG12 0RZ

£340,000

JONATHAN HUNT are pleased to offer this TWO DOUBLE BEDROOM modern house. Benefits include Upvc double glazing, gas central heating and allocated parking. The property is situated within a small cul de sac and features gardens with a south westerly aspect. CHAIN FREE

ENTRANCE



FIRST FLOOR



KITCHEN 12'4" x 6'0" (3.76 x 1.85)



BEDROOM ONE 12'4" x 9'0" (3.77 x 2.75)



LIVING ROOM 13'9" x 12'4" (4.21 x 3.77)



BEDROOM TWO 10'5" x 9'3" (3.18 x 2.84)



BATHROOM



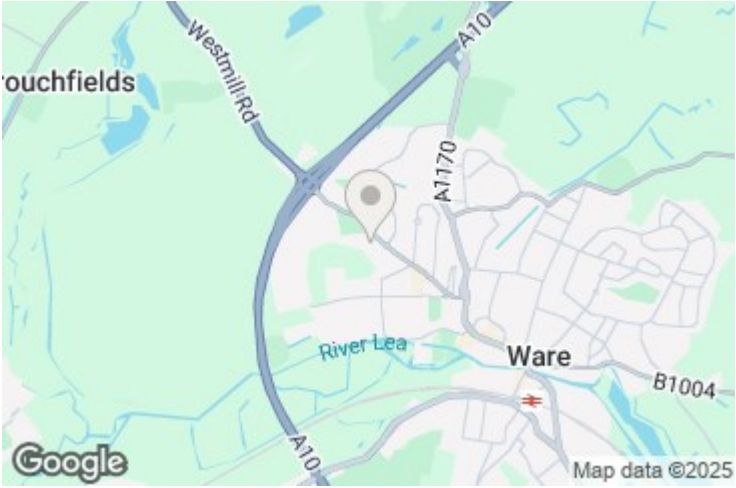
REAR GARDEN



PARKING



COUNCIL TAX BAND D

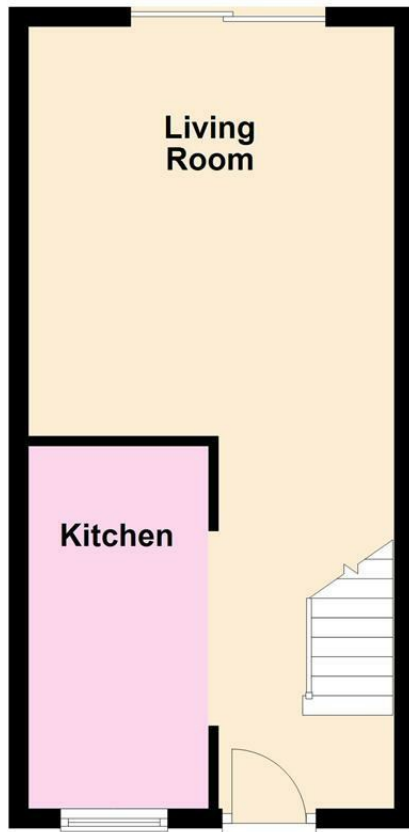


| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - 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 | |

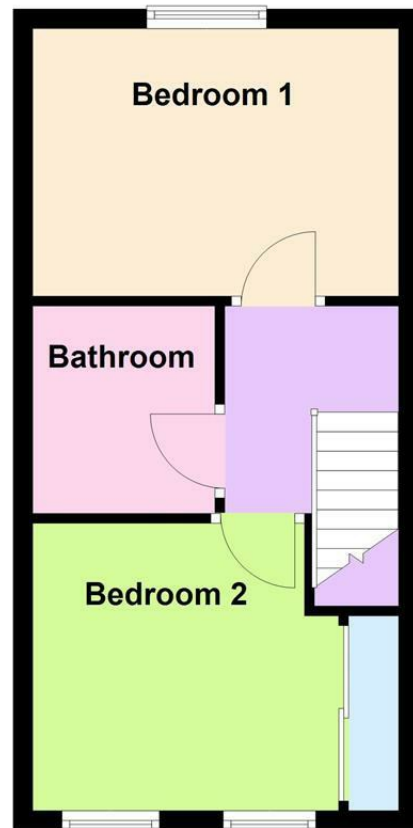
Ground Floor

Approx. 30.1 sq. metres (324.5 sq. feet)



First Floor

Approx. 30.1 sq. metres (324.5 sq. feet)



Total area: approx. 60.3 sq. metres (649.0 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.