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17 New Road, Ware, SG12 7BS

Asking Price £349,995

JONATHAN HUNT are pleased to offer this TWO BEDROOM VICTORIAN cottage located just a few minutes walk from Ware town centre and Station. The property offers much charm and character and includes a courtyard style garden and PERMIT PARKING. - CHAIN FREE

17 New Road, Ware, SG12 7BS

LIVING ROOM 11'8" x 11'8" (3.58 x 3.56)



BEDROOM ONE 11'5" x 11'5" (3.5 x 3.5)



KITCHEN/DINING ROOM 11'5" x 11'9" (3.5 x 3.6)



BEDROOM TWO 11'5" x 8'10" (3.5 x 2.7)



BATHROOM



REAR GARDEN



FIRST FLOOR

EXTERIOR



PERMIT PARKING



| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs (92 plus) | A | | 87 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 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 | | 87 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

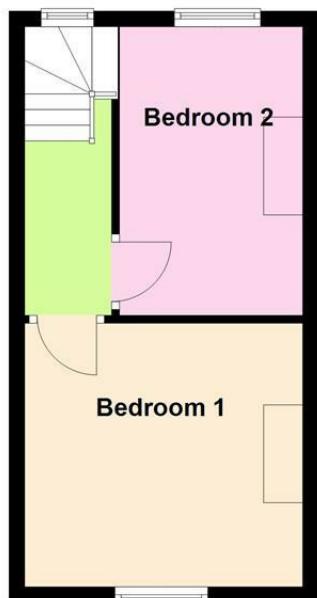
Ground Floor

Approx. 35.1 sq. metres (378.0 sq. feet)



First Floor

Approx. 25.5 sq. metres (274.2 sq. feet)



Total area: approx. 60.6 sq. metres (652.2 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.