

# Jonathan Hunt

ESTATE AGENCY

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**33 Church Street, Ware, SG12 9EH**

**Offers In Excess Of £400,000**

CHAIN FREE - JONATHAN HUNT are pleased to offer this rare opportunity to acquire this charming PERIOD DETACHED TOWN CENTRE HOME. The property is centrally located to all amenities and a short walk to Ware Station. Internally the property boasts a wealth of exposed beams and a feature multi fuel burner. The property is offered in excellent condition throughout and benefits from a delightful South facing courtyard gardens.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



**33 Church Street, Ware, SG12 9EH**

**GATED ENTRANCE**



**LIVING /SITTING ROOM 16'4" x 11'1" (5 x 3.4)**



**ENTRANCE HALLWAY**



**DINING ROOM 11'1" x 8'2" (3.4 x 2.5)**

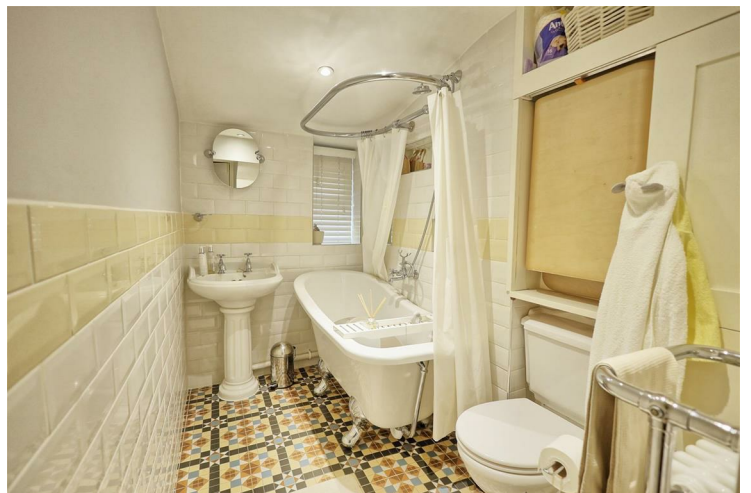
**KITCHEN 8'8" x 8'2" (2.65 x 2.5)**



**STUDY/HOME OFFICE**



**BATHROOM**



**FIRST FLOOR**



**33 Church Street, Ware, SG12 9EH**

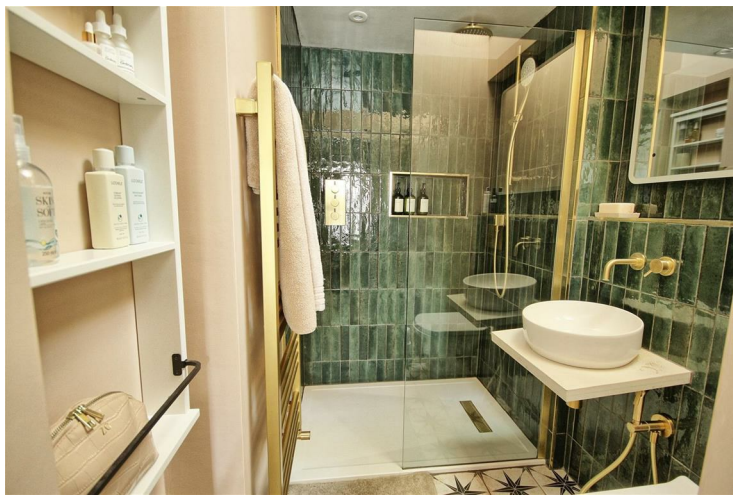
**BEDROOM ONE 12'5" x 11'1" (3.8 x 3.4)**



**GARDEN**



**ENSUITE SHOWER ROOM**



**EXTERIOR**



**BEDROOM TWO 10'6" x 8'4" (3.22 x 2.55)**



**REAR ELEVATION**





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SIDE ELEVATION



AGENTS NOTE

The current owner have an unofficial arrangement with Tesco car park and there are options to potentially apply for residents parking permits. The property is not listed. Please call to arrange a viewing

COUNCIL TAX BAND - C



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		
		81
	59	
England & Wales		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		81
	61	
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR  
472 sq.ft. (43.8 sq.m.) approx.

1ST FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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