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ESTATE AGENCY

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16 The Ridgeway, Ware, SG12 0RT

£550,000

JONATHAN HUNT are pleased to offer this THREE BEDROOM SEMI DETACHED HOME located within this highly desirable residential road just 10 minutes walk to Ware town centre and station. The property benefits from extended ground floor accommodation, three double bedrooms and well maintained gardens to the front and rear - CHAIN FREE

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY

CLOAKROOM

LIVING ROOM 28'8" x 12'4" (8.76 x 3.77)



BEDROOM ONE 13'9" x 10'9" (4.2 x 3.28)



BEDROOM TWO 15'1" x 8'3" (4.61 x 2.53)



KITCHEN 12'7" x 8'5" (3.85 x 2.58)



BEDROOM THREE 9'10" x 9'6" (3 x 2.9)



DINING ROOM 14'4" x 12'3" (4.37 x 3.75)



FIRST FLOOR

16 The Ridgeway, Ware, SG12 0RT

SHOWER ROOM



SEPERATE W/C

REAR GARDEN



EXTERIOR



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	

GARAGE AND DRIVEWAY

Ground Floor

Approx. 81.5 sq. metres (877.7 sq. feet)



First Floor

Approx. 49.3 sq. metres (530.8 sq. feet)



Total area: approx. 130.9 sq. metres (1408.5 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.