

Jonathan Hunt

ESTATE AGENCY

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8 Berkeley Close, Ware, SG12 0BP

£250,000

SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR FLAT -WALKING DISTANCE OF TOWN CENTRE & STATION....This 2 double bedroom first floor flat provides an entrance hall, good size fitted kitchen, living room, bathroom and gas central heating. The property is within a 10 minute walk of the town centre.

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ENTRANCE HALLWAY

LIVING ROOM 14'3" x 12'7" (4.35 x 3.85)



BEDROOM TWO 12'5" x 7'10" (3.8 x 2.4)



BATHROOM

KITCHEN 13'1" x 9'0" (4 x 2.75)



BEDROOM ONE 12'7" x 9'10" (3.86 x 3)

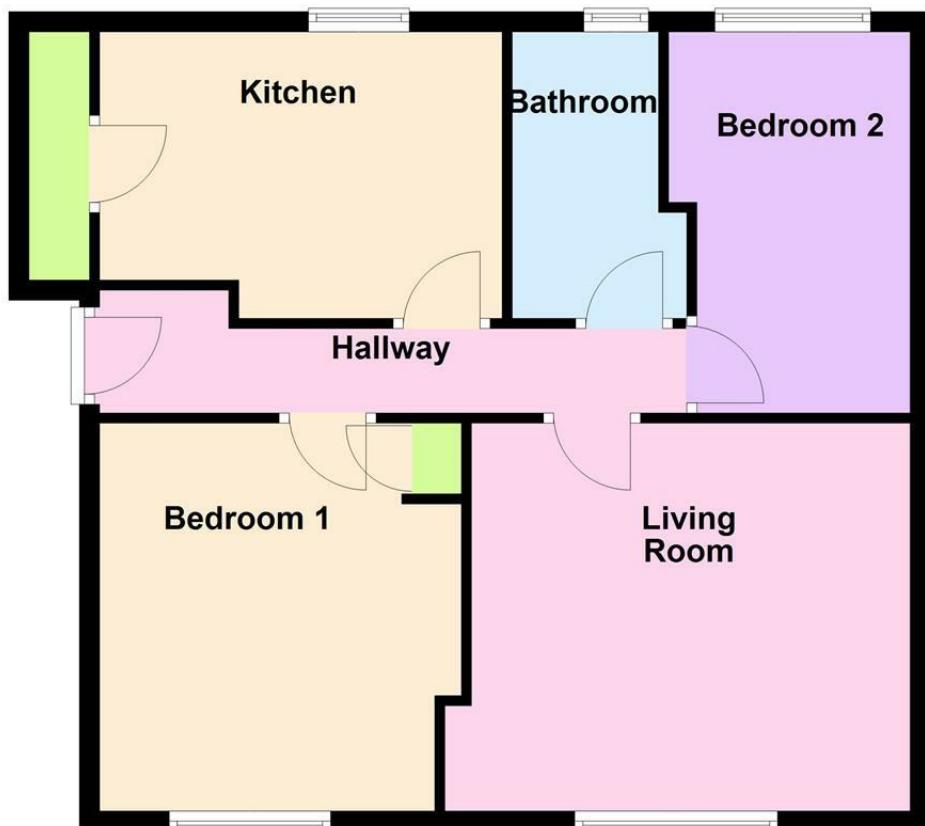


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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. 63.8 sq. metres (686.3 sq. feet)



Total area: approx. 63.8 sq. metres (686.3 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.