

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

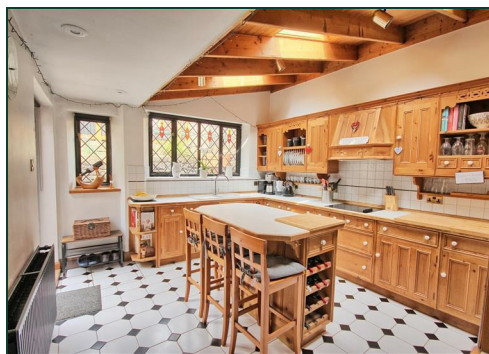
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Collett Lodge Collett Road, Ware, SG12 7LX

£685,000

NO ONWARD CHAIN - JONATHAN HUNT are pleased to offer this **ICONIC DETACHED CHARACTER HOME** located just a few minutes walk from Ware's town centre. Built in 1888 the property offers versatile accommodation to include three/four bedrooms, an impressive Kitchen/breakfast room, two reception rooms, Utility and Cloakroom. The property offers an abundance of original features along with low maintenance rear gardens **AND OFF STREET PARKING**. An internal viewing is highly recommended.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL

SITTING ROOM 16'4" x 15'5" (5 x 4.7)



FEATURE FIREPLACE



DINING ROOM 15'8" x 10'9" (4.8 x 3.3)



KITCHEN/BREAKFAST ROOM 14'1" x 12'9" (4.3 x 3.9)



CLOAKROOM

UTILITY ROOM

GUEST BEDROOM/RECEPTION 14'5" x 12'9" (4.4 x 3.9)



SHOWER ROOM



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FIRST FLOOR



BEDROOM ONE 13'5" x 13'1" (4.1 x 4)



BEDROOM TWO 12'5" x 8'6" (3.8 x 2.6)



DRESSING ROOM/STUDY 7'6" x 6'6" narr to 3'7" (2.3 x 2 narr to 1.11)

BATHROOM



EXTERIOR



REAR GARDEN



LOWER PATIO



COUNCIL TAX

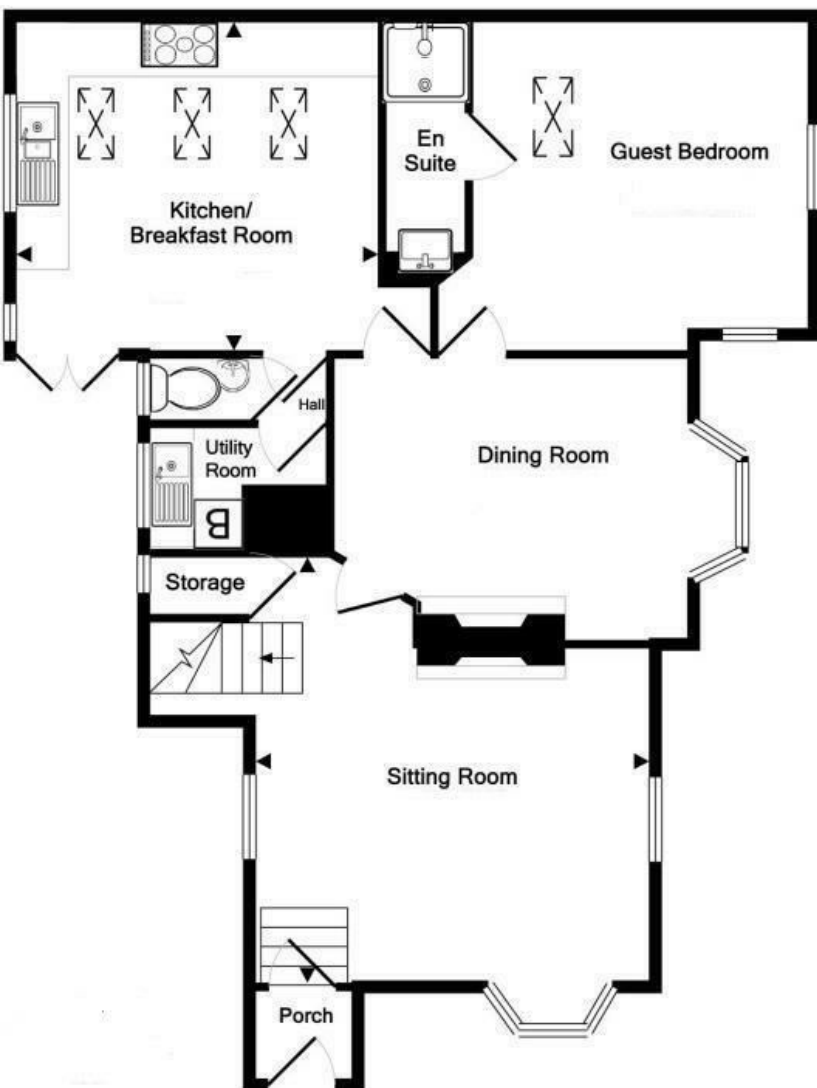


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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



TOTAL APPROX. FLOOR AREA 1345 SQ.FT. (124.9 SQ.M.)