

Jonathan Hunt

ESTATE AGENCY

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9 Fanhams Road, Ware, SG12 7DG

£450,000

JONATHAN HUNT are pleased to offer this well presented THREE BEDROOM SEMI DETACHED HOME. The property occupies a corner plot with a large front garden and off street parking for two cars. Internally the property features, Living room, Kitchen/dining room, refitted Bathroom and a useful HOME OFFICE/GYM to the rear of the garden. Viewing advised.

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ENTRANCE HALLWAY

LIVING ROOM 14'5" x 13'6" (4.4 x 4.12)



BEDROOM TWO 8'6" x 8'6" (2.6 x 2.6)



KITCHEN/DINING ROOM 17'0" x 8'6" (5.2 x 2.6)



BEDROOM THREE 8'2" x 7'2" (2.5 x 2.2)



FIRST FLOOR

BEDROOM ONE 13'11" x 9'2" (4.25 x 2.8)



FAMILY BATHROOM



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REAR GARDEN



SIDE GARDEN



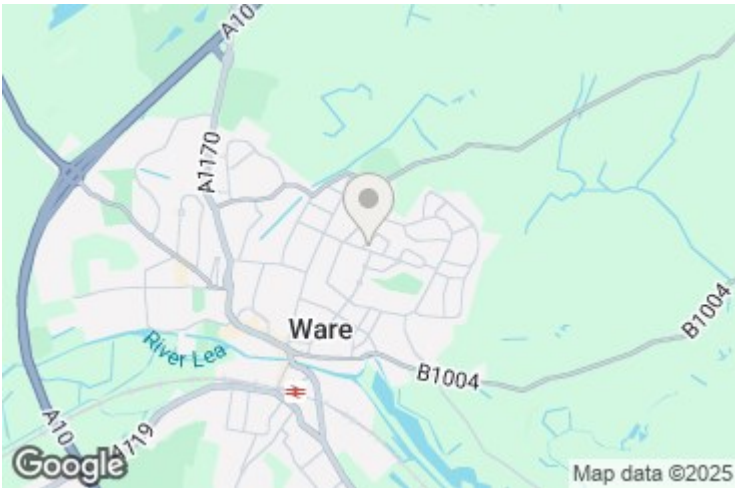
HOME OFFICE/GYM 10'5" x 8'10" (3.2 x 2.7)



FRONT

DRIVEWAY

COUNCIL TAX BAND C

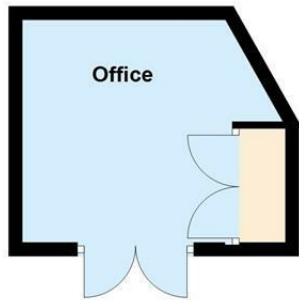


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	61	
(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. 48.7 sq. metres (524.4 sq. feet)



First Floor

Approx. 36.5 sq. metres (393.4 sq. feet)



Total area: approx. 85.3 sq. metres (917.7 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.