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ESTATE AGENCY

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31 Fanhams Road, Ware, SG12 7DL

Offers In Excess Of £450,000

JONATHAN HUNT are pleased to offer this extended three bedroom end terrace family home. The property features three reception rooms, two bathrooms, corner plot gardens and off street parking for three cars. CHAIN FREE.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL

DINING/FAMILY ROOM 18'10" x 14'5" (5.75 x 4.4)



CONSERVATORY 12'5" x 8'10" (3.79 x 2.7)



CLOAKROOM

FIRST FLOOR

BEDROOM ONE 13'7" x 9'4" (4.15 x 2.86)



KITCHEN/BREAKFAST ROOM 14'9" x 13'5" (4.5 x 4.1)



BEDROOM TWO 9'2" x 8'9" (2.8 x 2.67)



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BEDROOM THREE 9'10" x 7'6" (3 x 2.3)



EXTERIOR



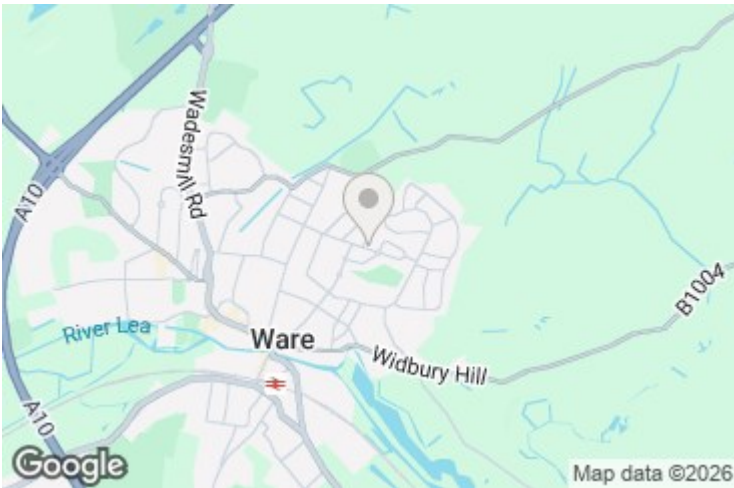
BATHROOM



DRIVEWAY FOR THREE CARS



REAR AND SIDE GARDENS

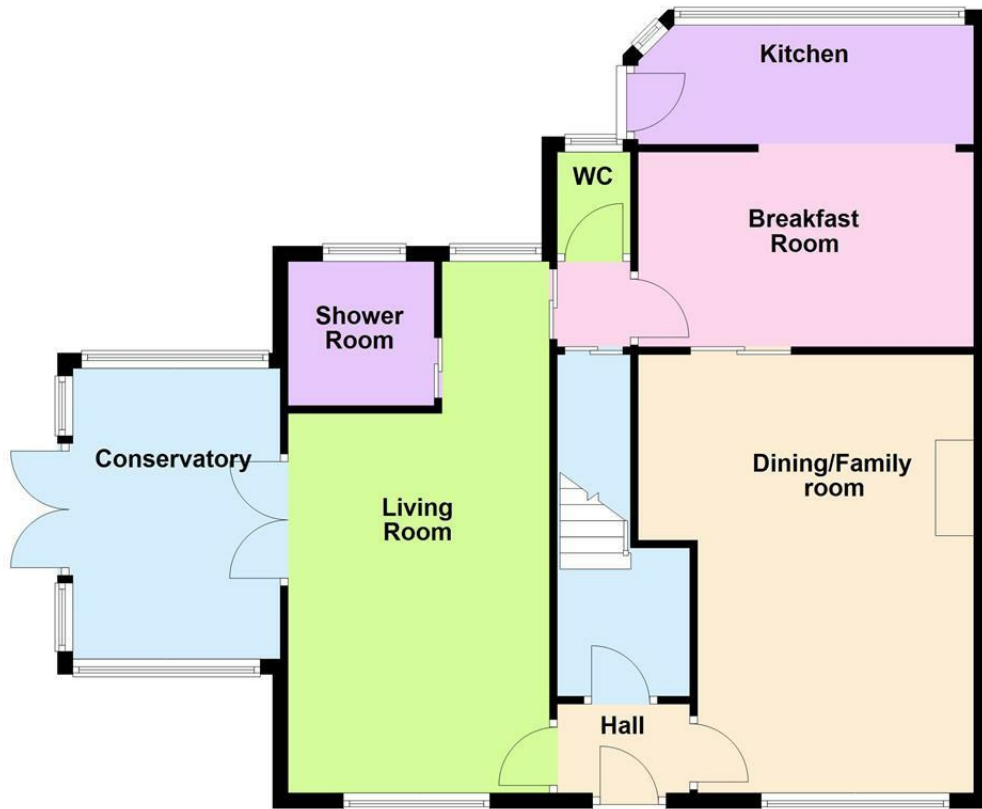


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	78

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	

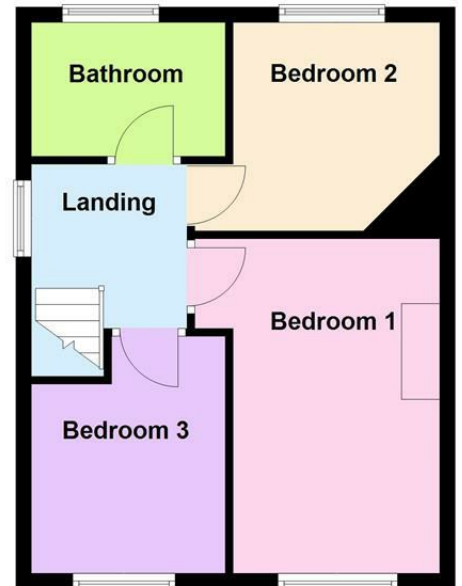
Ground Floor

Approx. 87.9 sq. metres (946.6 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.0 sq. feet)



Total area: approx. 126.4 sq. metres (1360.6 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.