

Jonathan Hunt

ESTATE AGENCY

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97 Vicarage Road, Ware, SG12 7AP

£450,000

3 BEDROOM DETACHED WITH GARAGE - Requiring Refurbishment this 3 bedroom detached house with a garage to the rear. The accommodation also an offset lounge/dining room, kitchen and downstairs cloakroom with a bathroom to the first floor. Gas Central Heating. Only a 9 minute level walk to Ware High Street and 13 minute walk to Ware Station serving Liverpool Street. Located opposite Tumbling Bay Lake which is a delightful place to unwind. No onward Chain.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE

CLOAKROOM

LIVING ROOM 16'2" x 11'8" (4.95 x 3.56)



BEDROOM ONE 13'1" x 10'4" (4 x 3.15)



BEDROOM TWO 11'9" x 9'10" (3.6 x 3)



DINING ROOM 15'5" x 9'5" (4.7 x 2.88)



BEDROOM THREE 8'10" x 6'6" (2.7 x 2)



KITCHEN 11'11" x 6'10" (3.65 x 2.1)



FIRST FLOOR

97 Vicarage Road, Ware, SG12 7AP

BATHROOM



EXTERIOR

GARDEN



GARAGE



COUNCIL TAX BAND E

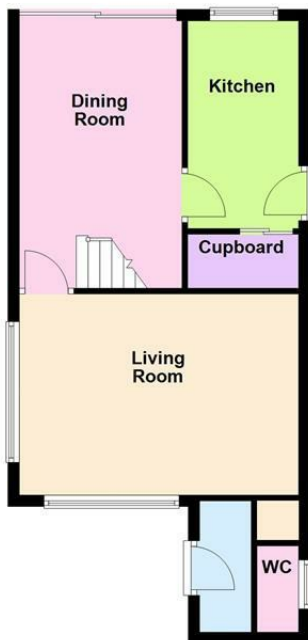
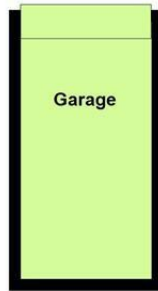


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

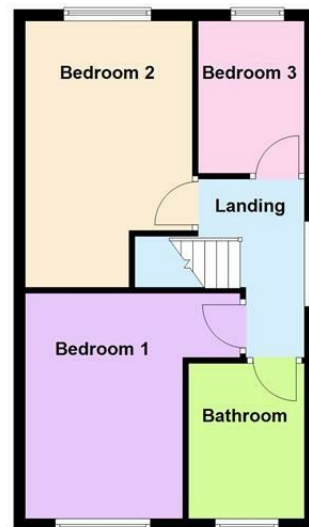
Ground Floor

Approx. 55.8 sq. metres (600.7 sq. feet)



First Floor

Approx. 43.1 sq. metres (464.3 sq. feet)



Total area: approx. 98.9 sq. metres (1064.9 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.