

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

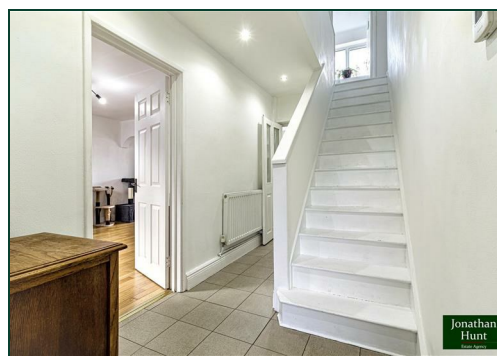
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6 Roundhay, Puckeridge, Ware, Hertfordshire, SG11 1SW

Asking Price £390,000

Tucked away in a quiet cul-de-sac in the heart of Puckeridge, this well-presented home offers a modern, welcoming feel from the moment you step inside. The ground floor features a cosy lounge and dining area, separated by a dual-aspect log burner that warms both spaces, along with a well-appointed modern kitchen, a useful outside utility/study area and the added convenience of a cloakroom. Upstairs, there are three comfortable double bedrooms and a contemporary family bathroom. Backing onto the local allotments, the property enjoys an open rear outlook, while the low-maintenance landscaped garden, handy outbuildings and off-street parking all contribute to easy, everyday living. Set in a peaceful cul-de-sac, it's a home that's simple to settle into and enjoy.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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HALLWAY



KITCHEN 9'5" x 9'4" (2.88 x 2.87)



LOUNGE 12'5" x 10'11" (3.81 x 3.33)



PRINCIPAL BEDROOM 9'11" x 10'6" (3.03 x 3.22)



DINING ROOM 9'4" x 8'8" (2.85 x 2.65)



BEDROOM TWO 13'0" x 9'5" (3.97 x 2.88)



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BEDROOM THREE 10'11" x 7'9" (3.34 x 2.37)



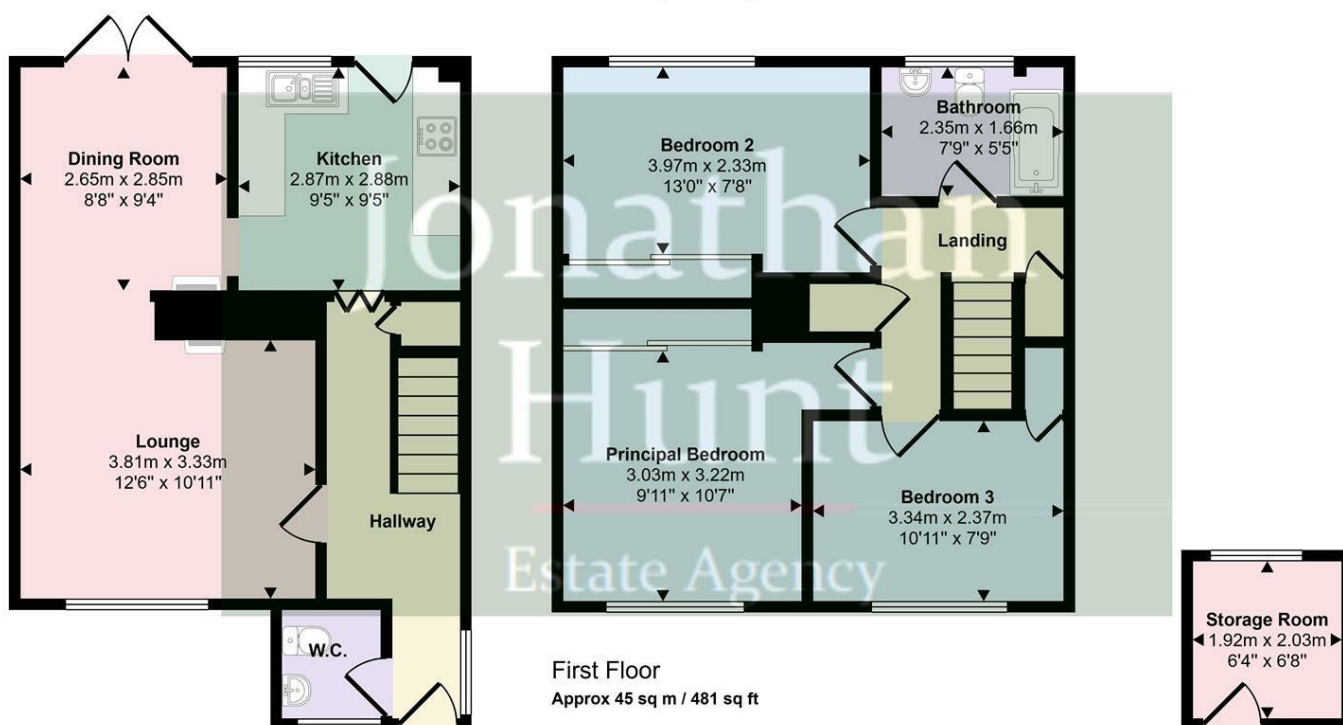
BATHROOM



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		
		76
	60	
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	

Approx Gross Internal Area
91 sq m / 981 sq ft



Ground Floor
Approx 43 sq m / 458 sq ft

First Floor
Approx 45 sq m / 481 sq ft

Storage Room
Approx 4 sq m / 42 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.