

Jonathan Hunt

ESTATE AGENCY

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3 Station Court Station Road, Ware, Hertfordshire, SG12 9UT

£379,995

Jonathan Hunt are pleased to offer this two bedroom town centre home featuring allocated parking and courtyard gardens. The property requires moderate updating and is offered CHAIN FREE.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY



BEDROOM ONE 13'1" x 8'4" (4 x 2.55)



KITCHEN 8'2" x 8'2" (2.5 x 2.5)



BEROOM TWO 12'1" x 8'10" (3.7 x 2.7)



LIVING ROOM 17'2" z 12'0" (5.24 z 3.66)



BATHROOM



FIRST FLOOR

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COURTYARD GARDEN



ALLOCATED PARKING

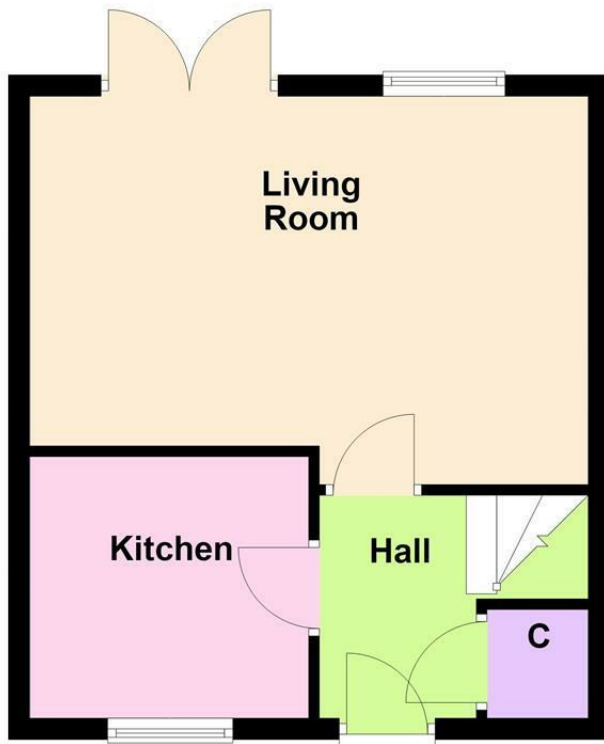


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(81-91) B		
(69-80) C		69
(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

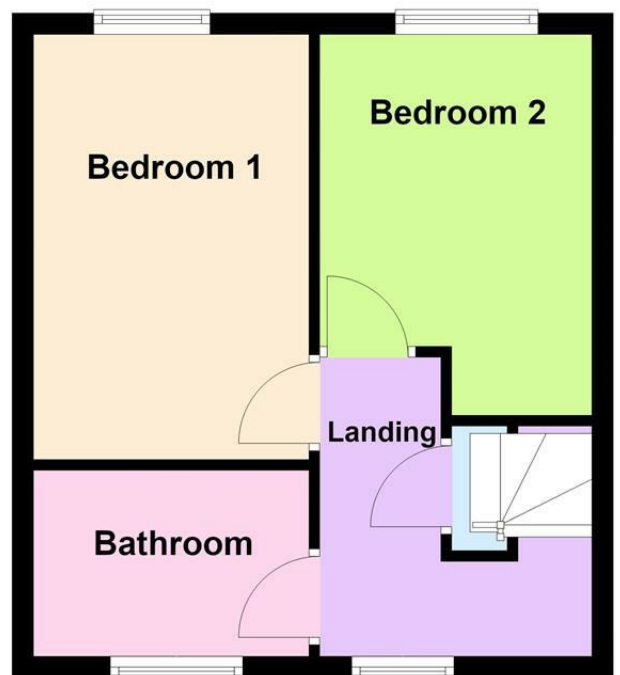
Ground Floor

Approx. 30.7 sq. metres (330.6 sq. feet)



First Floor

Approx. 30.7 sq. metres (330.6 sq. feet)



Total area: approx. 61.4 sq. metres (661.2 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.