



Post Wood Road, Ware SG12 9NJ

£2,500

Taylor Phelps

Estate Agency



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GARDEN ROOM

STUDIO
17'7" x 10'4"
4.15m x 3.11m

KITCHEN/DINER
19'7" x 13'11"
5.66m x 4.85m

WC

RECEPTION ROOM
17'3" x 17'3"
3.74m x 3.74m

1ST FLOOR

BEDROOM
17'3" x 11'1"
3.70m x 2.11m

BEDROOM
17'10" x 9'11"
4.83m x 2.72m

ENSUITE

BATHROOM

RECEPTION ROOM
18'2" x 12'11"
4.95m x 4.24m

Disclaimers:

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission. The floor plan is for information only and is not to be used for any other purpose. The plan is for prospective purchasers. The various, systems and appliances shown have not been tested and are guaranteed as to their operation in efficiency and performance.

Not an architect's drawing

A bright, modern kitchen with light green cabinetry, a white countertop, and a large island. The room features large windows and a wooden floor. The Taylor Phelps logo is visible in the bottom left corner.

Energy Efficiency Rating

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		
Current: 74	Potential: 83	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

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		
Current: 74	Potential: 83	

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