

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

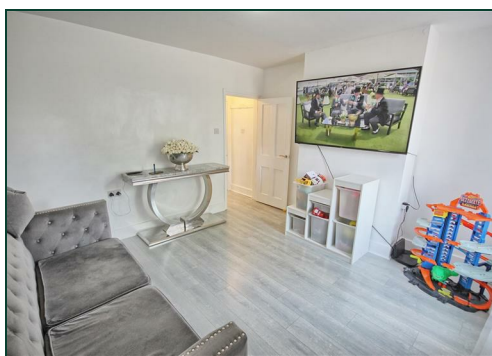
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26 Station Road, Stanstead Abbots, Hertfordshire, SG12 8DT

£325,000

JONATHAN HUNT are pleased to offer this two double bedroom end terraced cottage. The property is newly decorated throughout and comprises an airy living room, modern integrated kitchen, family bathroom and two good sized bedrooms situated on the first floor. The cottage also benefits from a courtyard garden to the rear. This home is well-positioned within close proximity to local amenities and convenient rail links to London via St Margarets Station. Please call to arrange a viewing.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

26 Station Road, Stanstead Abbots, Hertfordshire, SG12 8DT

LIVING ROOM 12'1" x 12'1" (3.69 x 3.69)

KITCHEN 12'1" x 5'7" (3.69 x 1.72)

BATHROOM 7'6" x 4'11" (2.31 x 1.52)

FIRST FLOOR

BEDROOM ONE 12'1" x 12'1" (3.69 x 3.69)

BEDROOM TWO 12'1" x 11'1" (3.69 x 3.40)

GARDEN

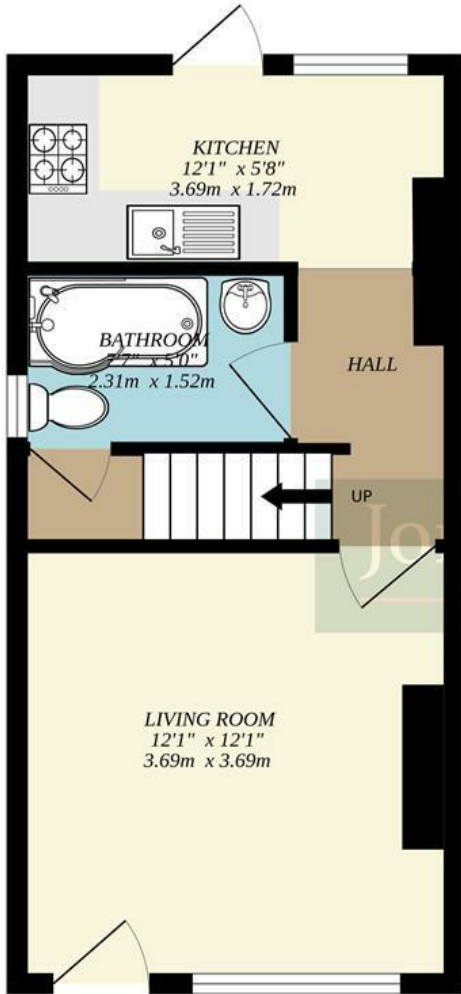
COUNCIL TAX BAND - C



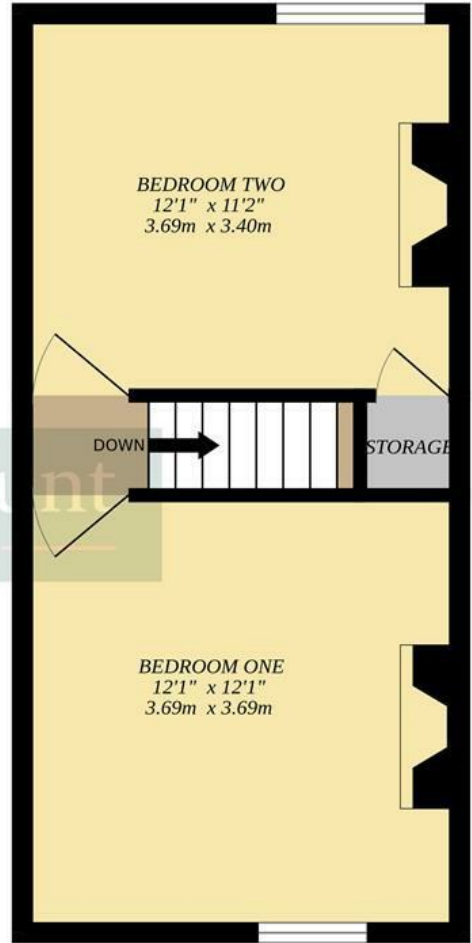
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	90
(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	
72	
England & Wales	
EU Directive 2002/91/EC	

GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 592 sq.ft. (55.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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