

# Jonathan Hunt

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## Moore Cottage High Street, Widford, SG12 8SR

**£375,000**

JONATHAN HUNT are pleased to offer this attractive TWO DOUBLE BEDROOM semi detached cottage located within the sought after village of Widford. The property offers spacious Living room, Kitchen with appliances and ground floor Cloakroom. Externally the property features a good sized garden with a westerly aspect. This charming cottage would make an ideal first time purchase 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

## LIVING ROOM 18'6" x 12'7" (5.65 x 3.84)



## BEDROOM ONE 12'3" x 10'8" (3.74 x 3.27)



## KITCHEN/DINING ROOM 12'9" x 10'8" (3.91 x 3.27)



## BEDROOM TWO 13'1" x 11'1" (4 x 3.4)



## CLOAKROOM

## FIRST FLOOR



## BATHROOM





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## EXTERIOR



## REAR GARDEN



## GARDENS



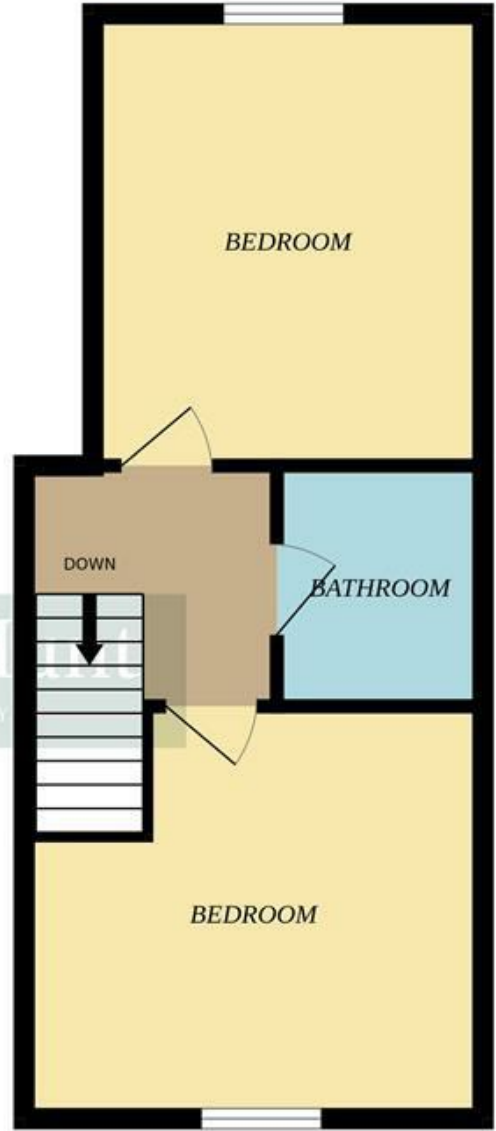
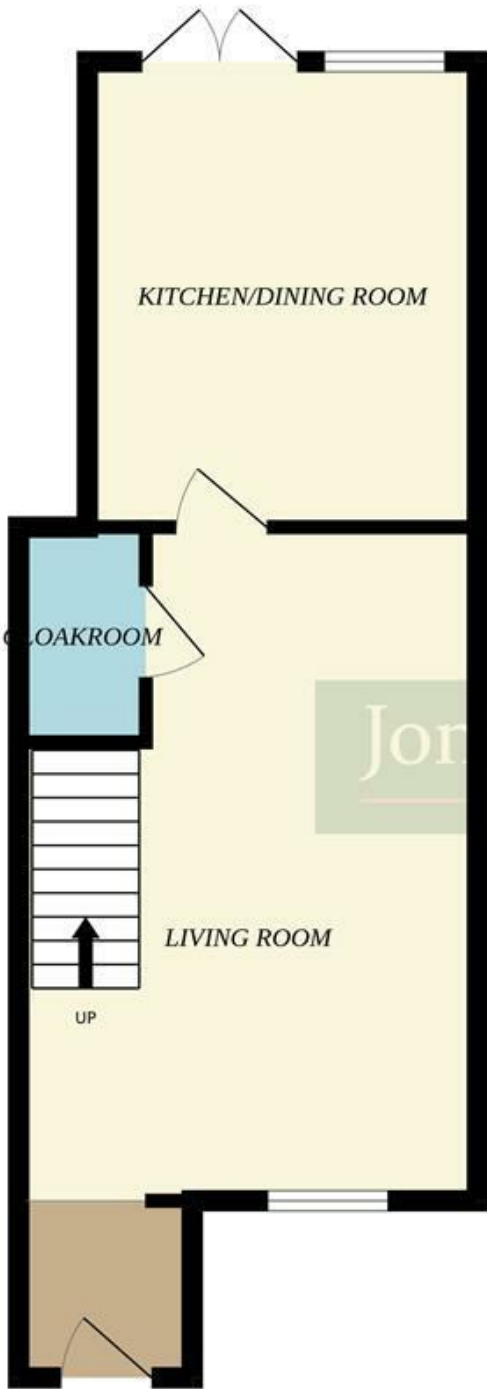
## FRONT

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

GROUND FLOOR

1ST FLOOR



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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