

Jonathan Hunt

ESTATE AGENCY

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3 Nether Street, Widford, SG12 8TJ

£350,000

JONATHAN HUNT are pleased to offer this charming period cottage offered in excellent condition throughout, located on the outskirts of Widford in a quiet rural setting. The property features a wonderful fireplace, exposed beams and brickwork, two bedrooms and a first floor bathroom. Externally the property enjoys a good sized private gardens with outbuildings. To the front is off street parking via a gravel driveway.

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ENTRANCE



KITCHEN 11'1" x 9'1" (3.4 x 2.79)



LIVING ROOM 15'5" x 14'0" (4.72 x 4.28)



UTILITY

FIRST FLOOR



BEDROOM ONE 11'10" x 8'8" (3.62 x 2.66)



FEATURE FIREPLACE



3 Nether Street, Widford, SG12 8TJ

BEDROOM TWO I-shaped (I-shaped)



REAR GARDENS



BATHROOM



GARDENS



EXTERIOR



LOWER GARDENS



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OUTBUILDING



NETHER STREET



FRONT



COUNCIL TAX BAND - C



DRIVEWAY



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		
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	

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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