

# 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.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

### 3 Nether Street, Widford, SG12 8TJ

#### 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**



3 Nether Street, Widford, SG12 8TJ

OUTBUILDING



NETHER STREET



FRONT



COUNCIL TAX BAND - C



DRIVEWAY



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating |         |           |
|---------------------------------------------|---------|-----------|------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                | Current | Potential |
| Very energy efficient - lower running costs |         |           |                                                |         |           |
| (92 plus) A                                 |         |           | (92 plus) A                                    |         |           |
| (81-91) B                                   |         |           | (81-91) B                                      |         |           |
| (69-80) C                                   |         |           | (69-80) C                                      |         |           |
| (55-68) D                                   |         |           | (55-68) D                                      |         |           |
| (39-54) E                                   |         |           | (39-54) E                                      |         |           |
| (21-38) F                                   |         |           | (21-38) F                                      |         |           |
| (1-20) G                                    |         |           | (1-20) G                                       |         |           |
| Not energy efficient - higher running costs |         |           |                                                |         |           |
|                                             |         | 67        |                                                |         | 69        |
|                                             |         | 83        |                                                |         | 83        |
| England & Wales                             |         |           | England & Wales                                |         |           |
| EU Directive 2002/91/EC                     |         |           | 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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