

# Jonathan Hunt

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**9 St. Dunstons Road, Hunsdon, SG12 8QH**

**Offers Invited £510,000**

JONATHAN HUNT are pleased to offer this three bedroom semi detached village home offered in excellent condition throughout. The property has been well maintained and features a conservatory to the rear, ground floor cloakroom, gas central heating and off street parking to the front for three cars.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



**9 St. Dunstons Road, Hunsdon, SG12 8QH**

**ENTRANCE PORCH**

**ENTRANCE HALL**

**LIVING ROOM 15'8" x 15'5" max (4.8 x 4.7 max)**



**CONSERVATORY 9'10" x 9'10" (3 x 3)**



**CLOAKROOM**

**FIRST FLOOR**

**BEDROOM 13'1" x 11'5" (4 x 3.5)**



**KITCHEN 7'9" x 6'6" (2.38 x 2)**



**BEDROOM 12'8" x 11'5" (3.88 x 3.5)**





9 St. Dunstans Road, Hunsdon, SG12 8QH

BEDROOM 9'10" x 7'7" (3 x 2.33)



SHOWER ROOM



REAR GARDEN



EXTERIOR



OUTBUILDING 11'7" x 8'10" (3.55 x 2.7)

DRIVEWAY

COUNCIL TAX BAND - D



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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