

Jonathan Hunt

ESTATE AGENCY

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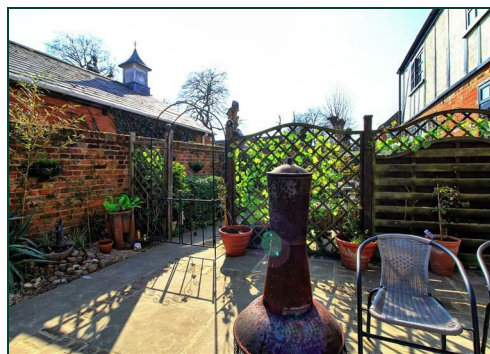
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2 The Coach House Baldock Road, Buntingford, Hertfordshire, SG9 9DN

Price Guide £287,500

Discover this charming two-bedroom property ideally situated in the heart of Buntingford, offering the convenience of off-street parking and a tranquil south-facing courtyard garden. Boasting the absence of lease or maintenance charges, this residence presents an exceptional opportunity with its ample outdoor space and parking provision for two vehicles. A true gem in its own right, this property promises a delightful living experience in a prime location.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE

Fully glazed entrance door with matching side panels. Wall mounted post box & carriage lamp to side

LIVING/DINING ROOM 14'6" x 13'3" (4.42 x 4.06)



Wood laminate floor. Radiator. Turning stairs leading to first floor galleried landing. Inset ceiling lights. Under stairs cupboard housing new gas fired combi boiler. Opening through to kitchen. Window to front aspect.

KITCHEN 8'5" x 5'6" (2.59 x 1.68)



Good range of wall & base units with contrasting work surface incorporating a thermoplastic sink with mixer tap over, electric hob with stainless steel extractor hood over & single electric fan under. Tiles to splashback areas. Space & plumbing for washing machine. Window to front aspect.

BATHROOM ROOM



White suite comprising low level flush W.C , pedestal wash hand basin and "p" shaped bath with shower. Tiles to splash back areas. Skylight window.

FIRST FLOOR LANDING



BEDROOM 1 14'11" x 6'9" (4.57 x 2.08)



Fitted carpet. Twin double glazed windows to front aspect. Radiator

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BEDROOM 2



COURT YARD GARDEN



Sunny private south-facing garden. Patio area with shingle beds. Small storage shed. Accessed via path from parking area.

PARKING



The property is accessed via Baldock Road. This is a private parking area with one allocated parking space for this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		71	
(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			93
(81-91) B			
(69-80) C			
(55-68) D		73	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

