

# Jonathan Hunt

ESTATE AGENCY

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**22 Spencer Close, Buntingford, SG9 9GB**

**50% Shared Ownership £180,000**

**\*50% Shared Ownership, up to 100% share available\***

A delightful two-bedroom terraced property nestled within a sought-after development, mere moments from the town center and amenities. Ideal for first-time buyers, the home boasts two spacious double bedrooms, a contemporary kitchen/breakfast area, convenient ground floor WC, and a modern family bathroom. Outside, a generous sunny rear garden awaits, perfect for relaxing or entertaining, along with allocated off-street parking for added convenience. Don't miss the chance to make this stylish property your own.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



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**LOUNGE 15'5" x 12'1" (4.7 x 3.7)**



**CLOAKROOM 6'4" x 4'11" (1.95 x 1.5)**



**KITCHEN/DINER 15'5" x 8'3" (4.7 x 2.54)**



**BEDROOM ONE 15'5" x 10'4" (4.7 x 3.15)**



**KITCHEN/DINER**



**BEDROOM TWO 15'5" x 8'7" (4.7 x 2.62)**



## 22 Spencer Close, Buntingford, SG9 9GB

### BATHROOM 6'6" x 6'4" (2.0 x 1.94)



### GARDEN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A		
(81-91) B	84	
(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

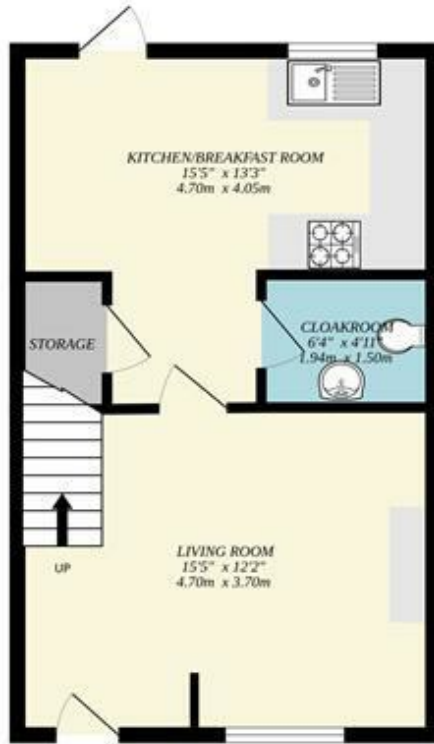
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales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

### PARKING



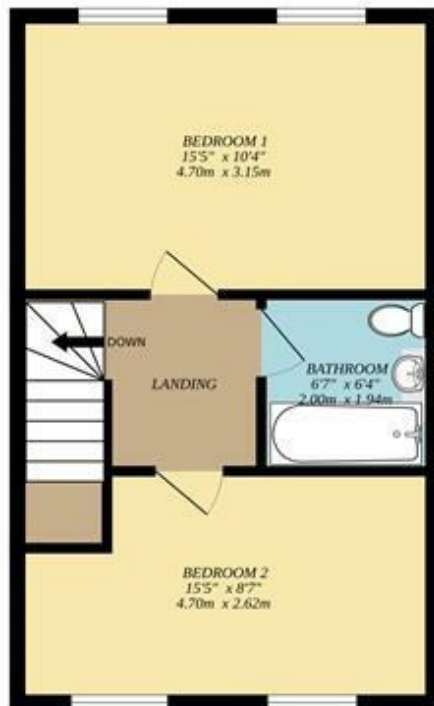


GROUND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.

Jonathan Hunt  
Estate Agents



TOTAL FLOOR AREA : 783 sq.ft. (72.8 sq.m.) approx.

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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