

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



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56 Hare Street Road, Buntingford, SG9 9HN

Price Guide £595,000

**56 Hare Street Road, Buntingford, SG9 9HN**

Located on an elevated position, this charming detached two-bedroom bungalow presents a remarkable opportunity for those with an eye for potential. Set upon a double-sized lot, the property boasts ample space for expansion and customisation, promising endless possibilities for transformation (STPP). While currently in need of modernisation, its expansive wrap-around plot and detached garage offer the ideal canvas for realising your vision of the perfect home. With off-street parking enhancing convenience, and being offered chain-free, this property represents a rare chance to create a bespoke living space tailored to your desires. Don't miss out on the chance to seize this great opportunity and unlock the full potential of this hidden gem.



**PORCH 5'11" x 5'2" (1.82 x 1.59)**

**ENTRANCE HALL**

**BEDROOM TWO 11'2" x 9'9" (3.42 x 2.99)**

**BATHROOM 6'0" x 5'10" (1.83 x 1.79)**

**BEDROOM ONE 14'3" x 11'9" (4.35 x 3.6)**

**LOUNGE/DINER 19'6" x 10'9" (5.95 x 3.3)**

**CONSERVATORY 10'0" x 7'11" (3.06 x 2.43)**

**KITCHEN 11'0" x 8'6" (3.36 x 2.61)**

**UTILITY ROOM 7'4" x 6'11" (2.25 x 2.11)**

**GARAGE AND PARKING**

**GARDEN**

**GARDEN pic 2**



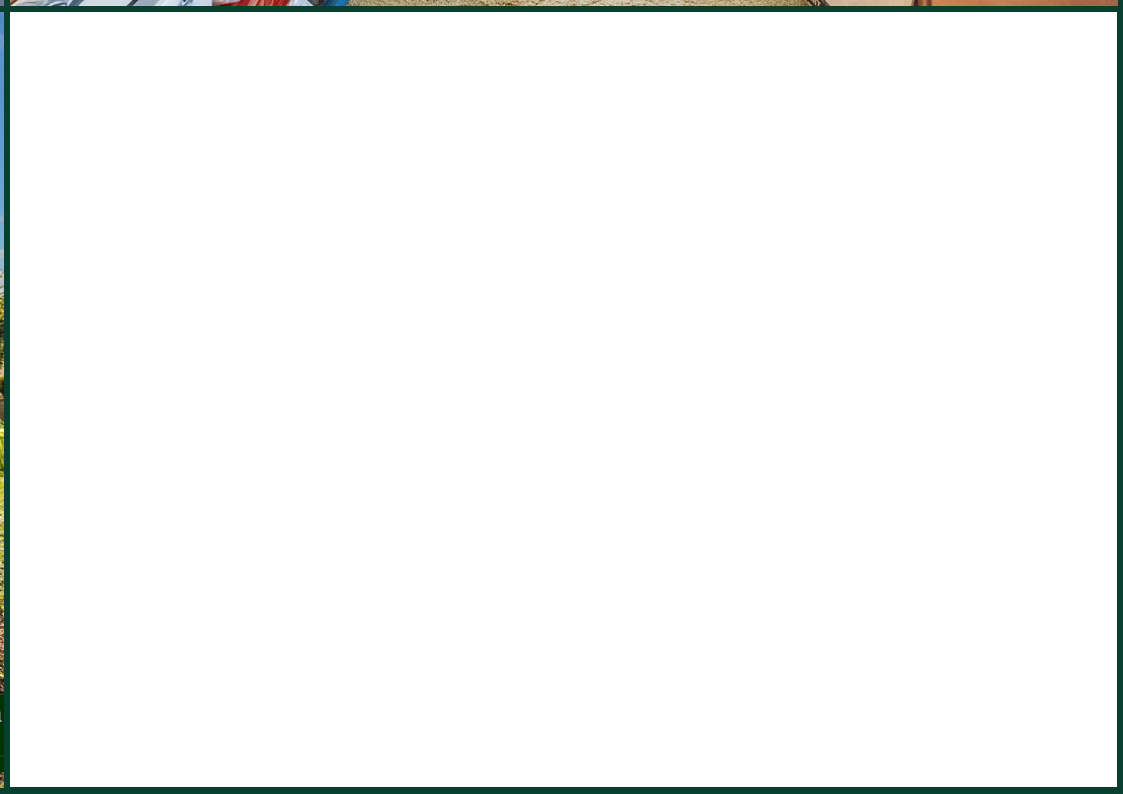
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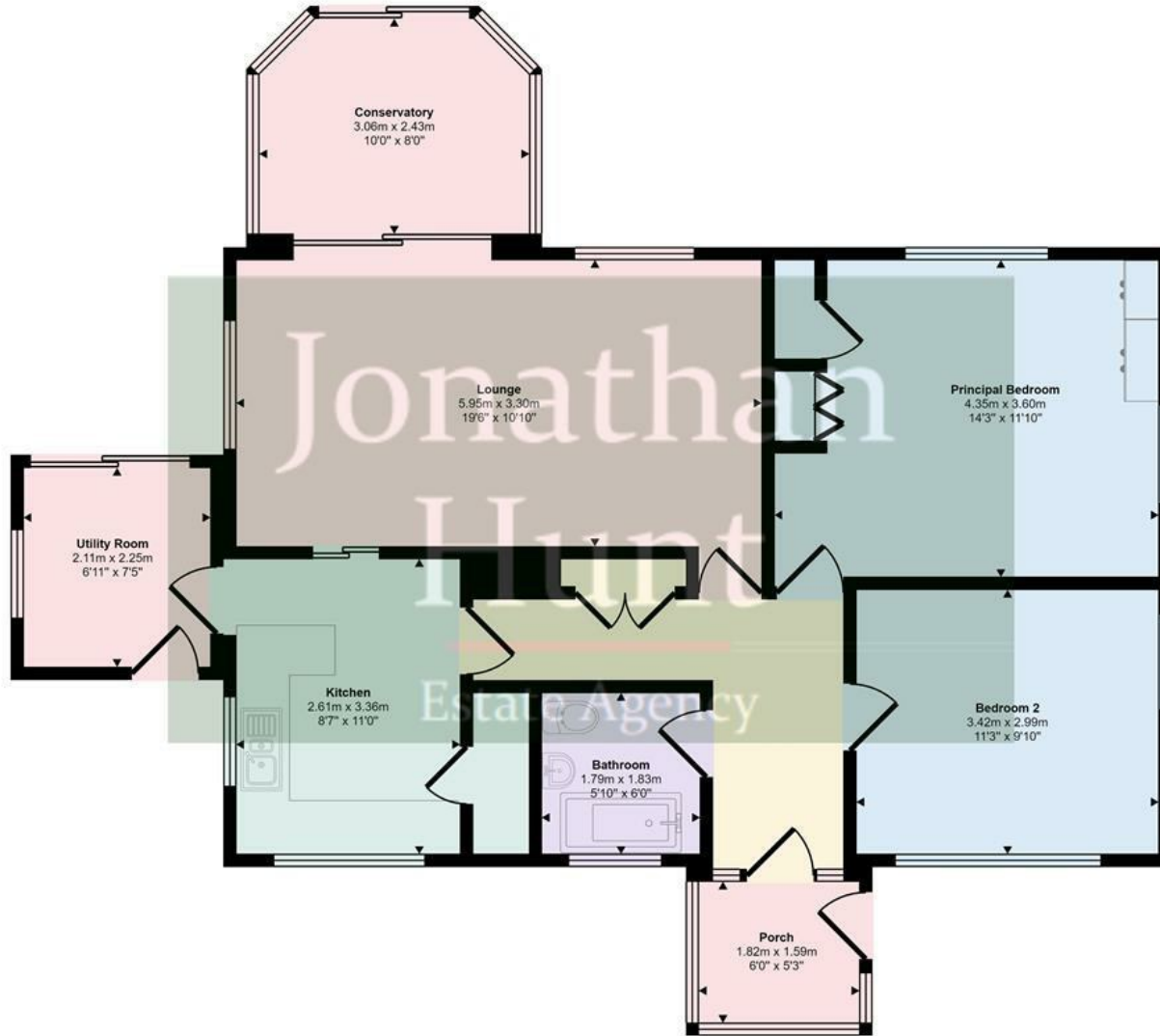


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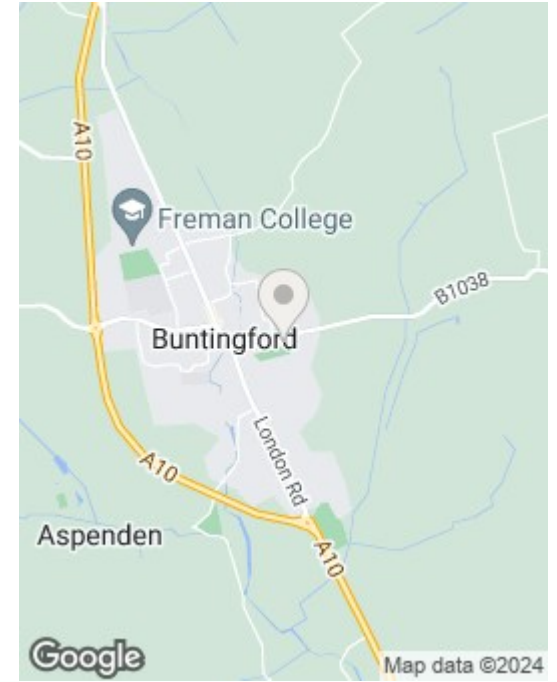


Approx Gross Internal Area  
88 sq m / 944 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>84</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>		<b>62</b>	(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC