

Jonathan Hunt

ESTATE AGENCY

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1 Dellow Close, Buntingford, SG9 9GE

75% Shared Ownership £255,000

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A rarely available 75% shared ownership opportunity on this excellent 2-bedroom detached coach house, situated in a popular development within close walking distance of Buntingford High Street amenities and the nearby attractive countryside. This charming property features two garages, a spacious ground floor kitchen/diner, a convenient ground floor W/C, and a first floor comprising two well-proportioned bedrooms and a main bathroom. The dual aspect living room offers plenty of natural light and an inviting atmosphere. Outside, enjoy the private rear courtyard and direct access to communal gardens. This is a perfect chance to own a substantial share of a desirable home in a sought-after location.



AGENTS NOTES

Please note that the hedged lawn area to the front of the property does not form part of the property title.

KITCHEN/DINING ROOM 17'5" x 8'10" (5.32 x 2.7)

W/C

LOUNGE 17'3" x 9'7" (5.28 x 2.94)

BEDROOM ONE 13'9" x 12'7" (4.21 x 3.85)

BEDROOM TWO 10'6" x 7'8" (3.22 x 2.36)

BATHROOM 6'2" x 5'4" (1.89 x 1.64)

REAR COURTYARD

SIDE ACCESS

COMMUNAL GARDEN



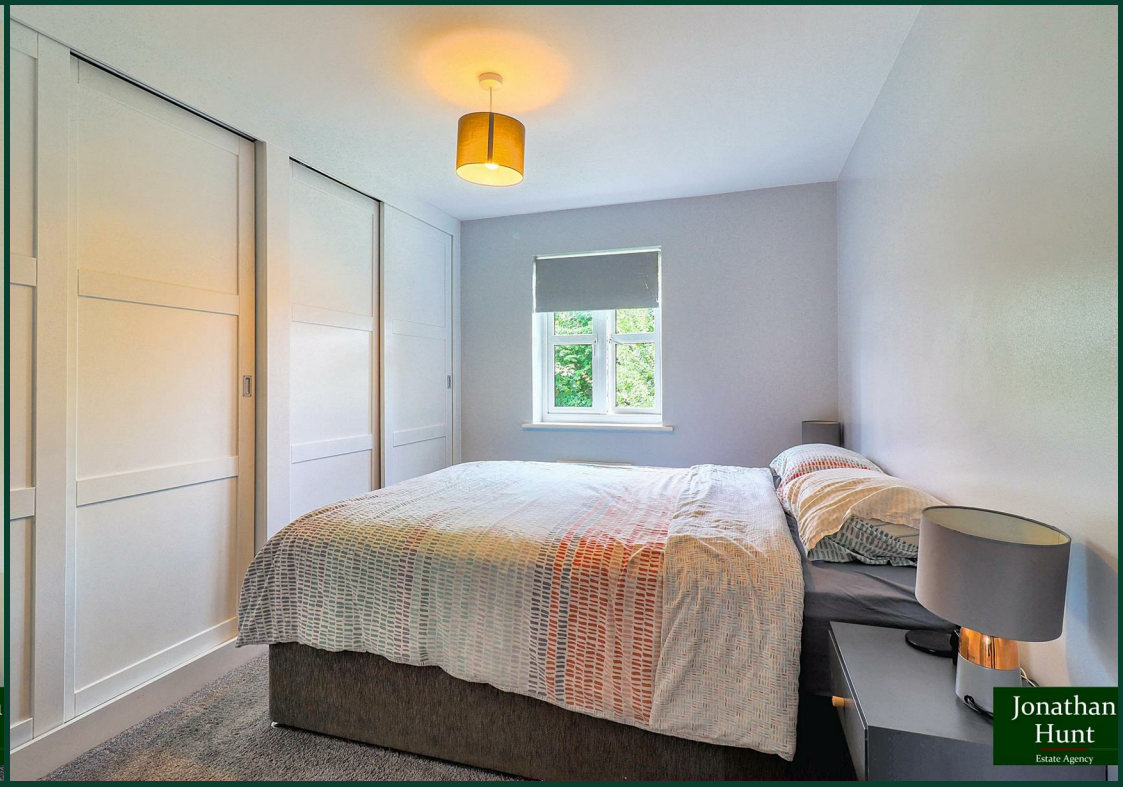
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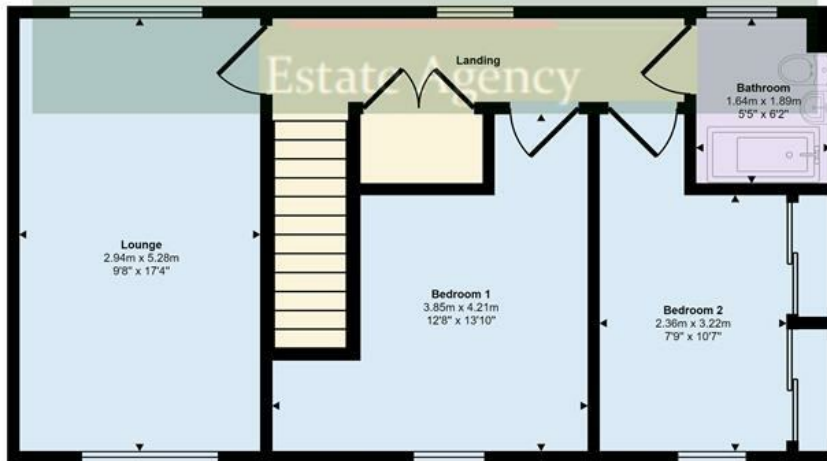
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Approx Gross Internal Area
105 sq m / 1125 sq ft

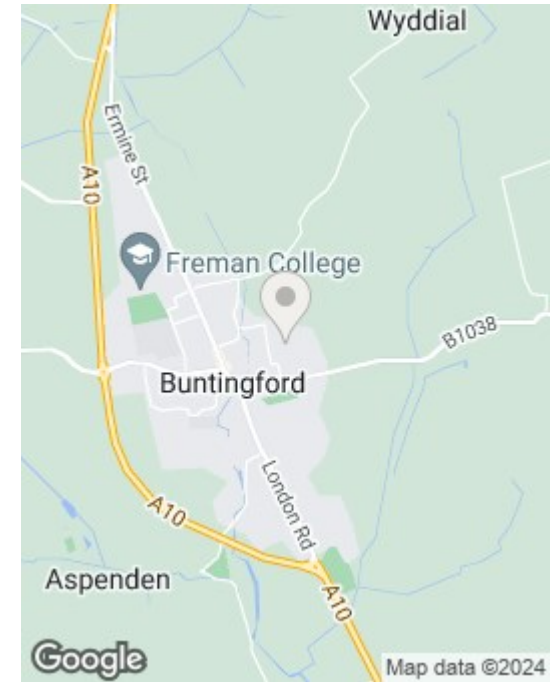


Ground Floor
Approx 52 sq m / 565 sq ft



First Floor
Approx 52 sq m / 560 sq ft

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 ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs		94	Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B	82		(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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2010/61/EC		England & Wales	EU Directive 2012/18/EC	