

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

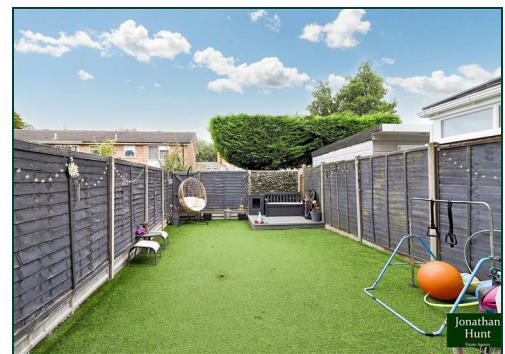
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52 Vicarage Road, Buntingford, SG9 9BB

Price Guide £400,000

This four-bedroom townhouse boasts a generous layout, ideal for comfortable family living. On the ground floor, you'll find a spacious open-plan design that seamlessly blends the living, dining, and kitchen areas, perfect for entertaining or relaxing with family. A convenient downstairs W/C adds practicality to the space. The bedrooms are all well-proportioned, offering ample room for beds, wardrobes, and additional furnishings. Whether used for family, guests, or as home offices, the layout ensures comfort and versatility. Outside, the property provides off-street parking for multiple vehicles. Overall, this townhouse offers an excellent blend of space, modern design, and convenience.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL

W/C

LOUNGE AREA 15'4" x 8'4" (4.68 x 2.56)

LOUNGE AREA pic 2

DINING AREA 14'1" x 7'4" (4.31 x 2.24)

KITCHEN 10'7" x 7'7" (3.23 x 2.33)

LANDING

PRINCIPLE ROOM 15'7" x 9'9" (4.75 x 2.98)

BEDROOM THREE 12'6" x 8'11" (3.83 x 2.72)

LANDING

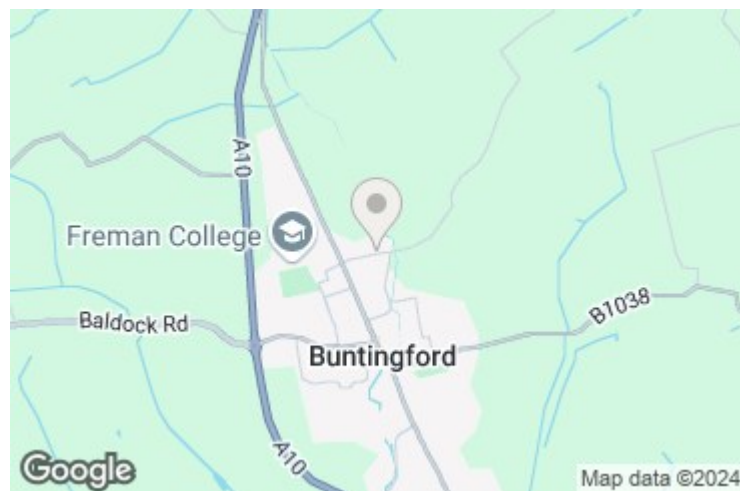
BEDROOM TWO 14'0" x 8'3" (4.29 x 2.54)

BEDROOM FOUR 14'0" x 8'3" (4.29 x 2.54)

BATHROOM

GARDEN

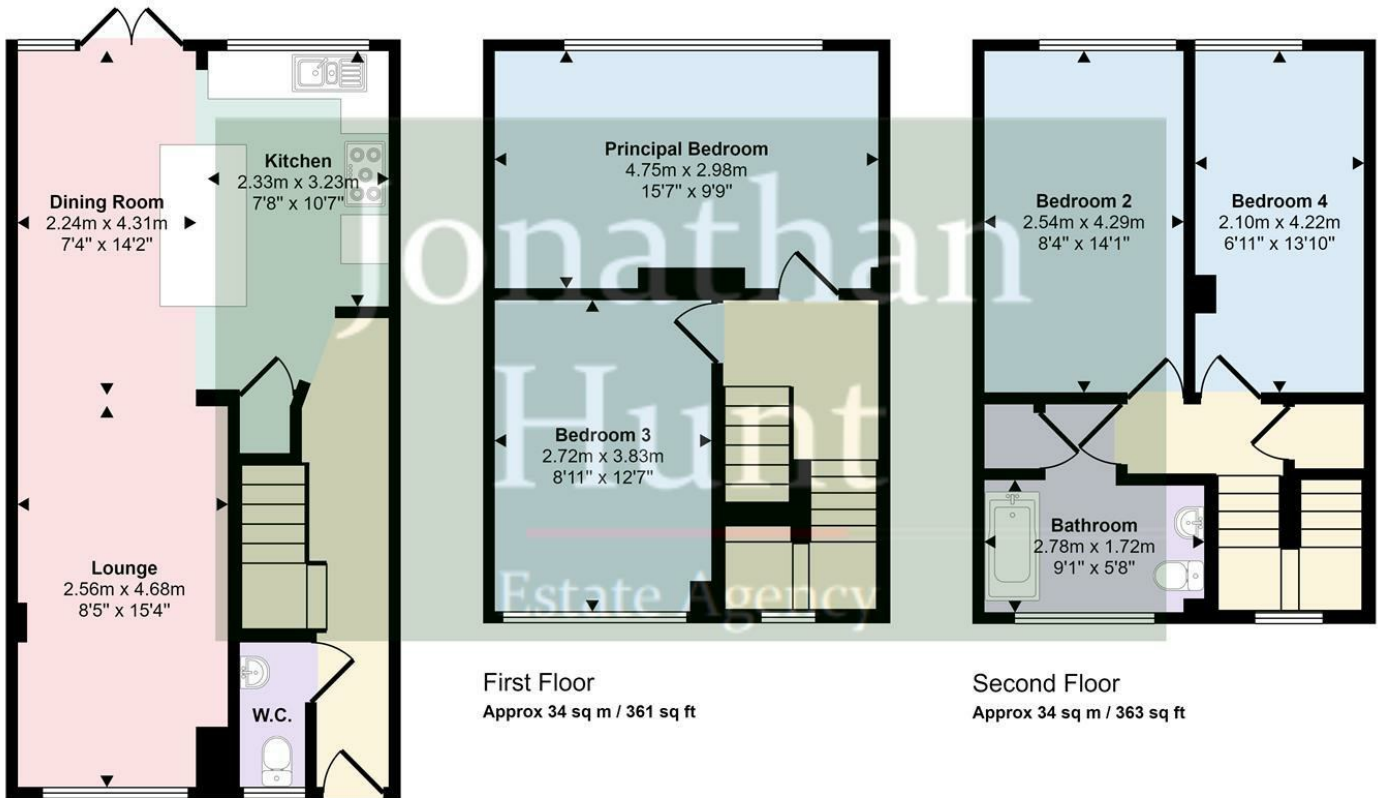
PARKING



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | 71 | |
| (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 ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Approx Gross Internal Area
111 sq m / 1190 sq ft



Ground Floor
Approx 43 sq m / 467 sq ft

First Floor
Approx 34 sq m / 361 sq ft

Second Floor
Approx 34 sq m / 363 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.