

# Jonathan Hunt

ESTATE AGENCY

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27 Paddock Road, Buntingford, SG9 9EX

Asking Price £325,000



## 27 Paddock Road, Buntingford, SG9 9EX

This stylish, chain-free Victorian two-bedroom terraced cottage, just a short stroll from Buntingford town centre, beautifully merges period charm with contemporary living. Brimming with original features, such as wooden floors and character fireplaces, this home offers timeless appeal. The tastefully presented interior boasts a stylish kitchen-diner, ideal for hosting, alongside a bright and cosy lounge featuring striped wooden flooring and a charming log burner. Upstairs, you'll find two generously sized bedrooms, while the ground floor includes a well-appointed bathroom and WC. The property's standout feature is its expansive 180ft rear garden— with endless possibilities for gardening and outdoor activities. The spacious loft also presents exciting potential for future conversion or extension,(STPP). Combining period elegance with modern comforts in a desirable location, this charming cottage offers a unique opportunity for buyers seeking character, space, and room to grow.



**LOUNGE 12'3" x 11'9" (3.75 x 3.6)**

**KITCHEN/DINING ROOM**

**KITCHEN 9'6" x 8'0" (2.9 x 2.44)**

**DINING AREA 9'10" x 8'7" (3.01 x 2.64)**

**BATHROOM 9'2" x 3'5" (2.8 x 1.06)**

**BEDROOM ONE 12'3" x 11'8" (3.75 x 3.58)**

**BEDROOM TWO 9'8" x 9'1" (2.95 x 2.79)**

**REAR GARDEN**





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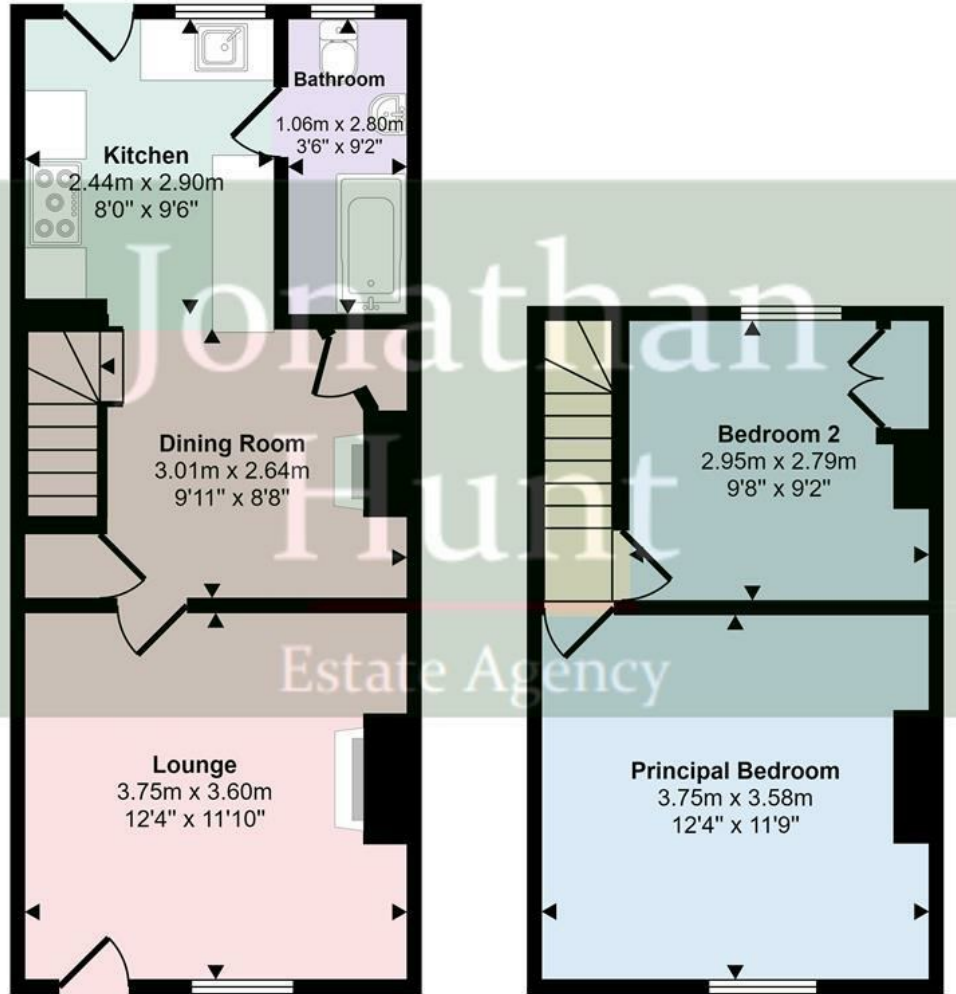


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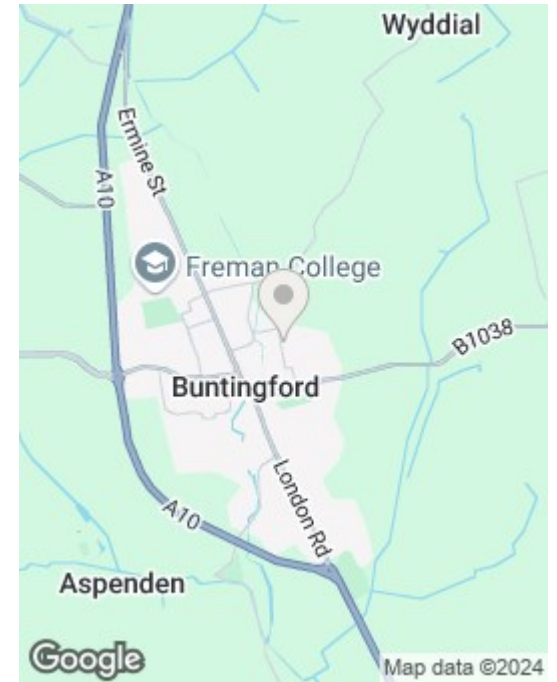
Approx Gross Internal Area  
59 sq m / 637 sq ft



Ground Floor  
Approx 35 sq m / 374 sq ft

First Floor  
Approx 24 sq m / 263 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (54-68) <b>D</b> (39-53) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	<b>83</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) <b>A</b> (61-81) <b>B</b> (40-60) <b>C</b> (25-40) <b>D</b> (10-24) <b>E</b> (1-10) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC