

# Jonathan Hunt

ESTATE AGENCY

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13 Downhall Ley, Buntingford, Hertfordshire, SG9 9JT

**Asking Price £318,500**



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A stylishly updated two-bedroom Freehold terraced home, ideally located just a short, level walk from the town centre and its wide range of amenities. Perfect for first-time buyers, investors, or downsizers, the property has been thoughtfully remodelled and well maintained. Inside, it features bright living spaces, two well-proportioned bedrooms, an open-plan reception with dining area, a modern kitchen, and a luxurious bathroom. The low-maintenance rear garden offers a peaceful, sunlit retreat, while the undercover off-street parking adds valuable convenience.



**ENTRANCE PORCH 3'6" x 3'1" (1.07 x 0.94)**

**LOUNGE 13'3" x 12'3" (4.04 x 3.75)**

**DINING ROOM 9'2" x 6'9" (2.80 x 2.06)**

**KITCHEN 9'2" x 5'1" (2.80 x 1.55)**

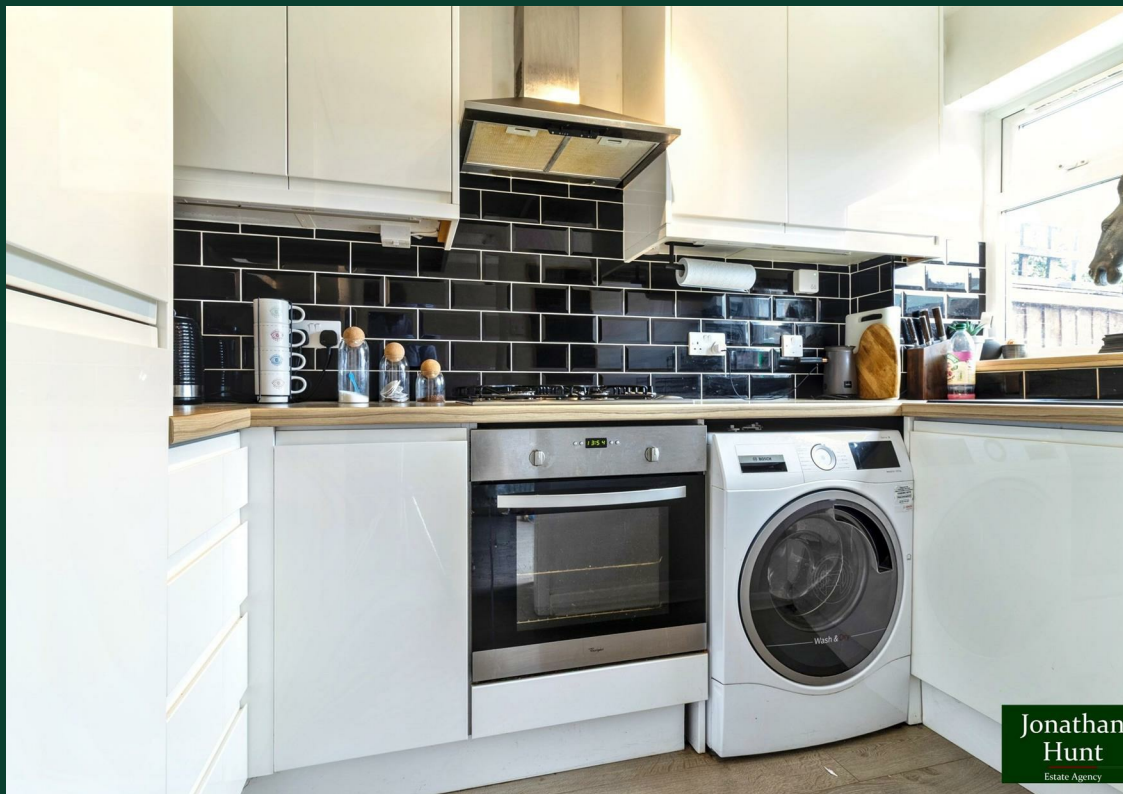
**PRINCIPAL BEDROOM 10'4" x 10'3" (3.16 x 3.13)**

**BEDROOM TWO 9'1" x 6'11" (2.79 x 2.11)**

**BATHROOM 9'4" x 4'10" (2.85 x 1.48)**

**CARPORT**





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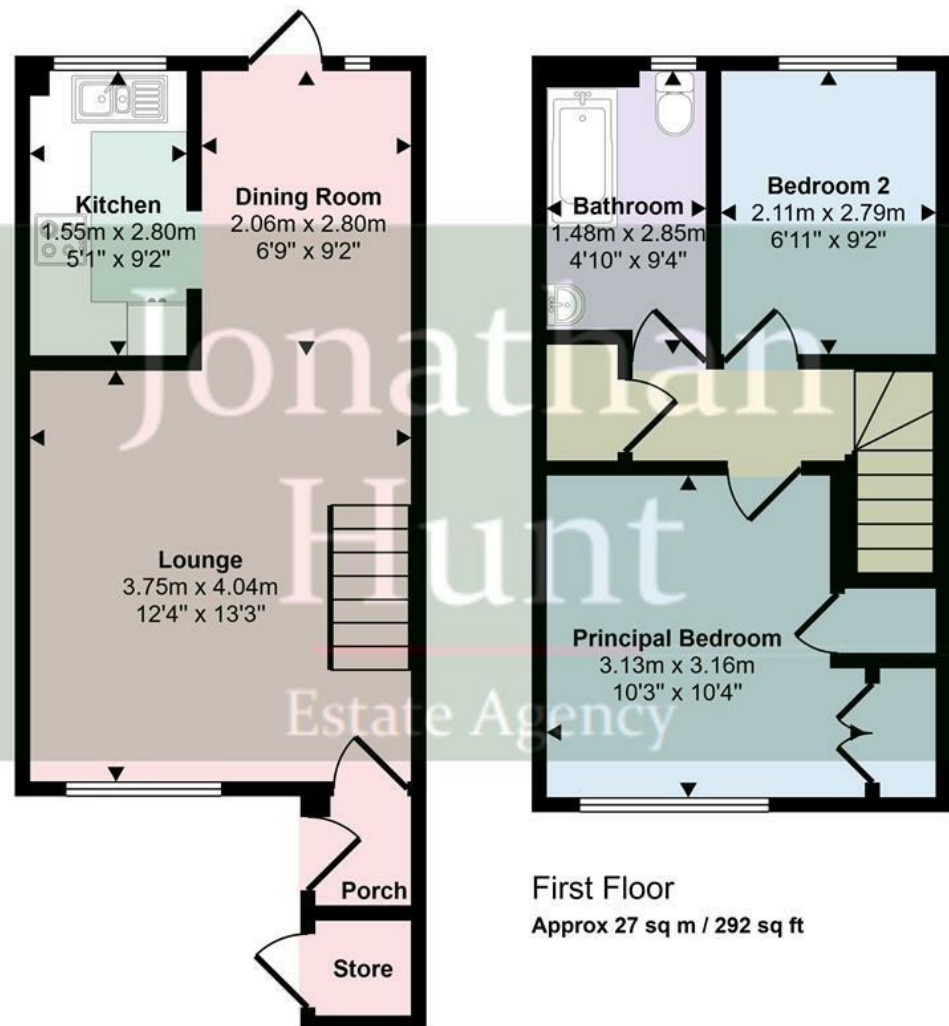
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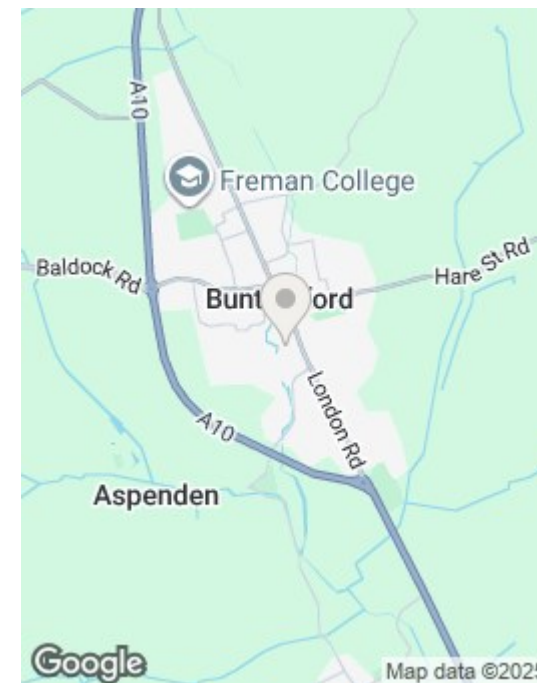


Approx Gross Internal Area  
55 sq m / 594 sq ft



**Ground Floor**  
Approx 28 sq m / 302 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> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	<b>93</b> <b>67</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	