

# 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



**9 Pipkin Drive, Buntingford, SG9 9FU**

**Shared Ownership £308,000**

Shared Ownership 70% Share.

Rarely available through shared ownership, this three-bedroom end of terrace home sits at the end of a quiet cul-de-sac and offers practical, well-balanced living space ideal for families or first-time buyers. The property benefits from two allocated parking spaces directly to the front, a good-sized rear garden, and a layout that includes a kitchen/breakfast room, a decent lounge with garden access, and a ground floor WC. Upstairs, you'll find three well-proportioned bedrooms, making it a comfortable and versatile home. With its peaceful location and straightforward appeal, this is a solid opportunity to secure a family-friendly property with room to grow.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



## 9 Pipkin Drive, Buntingford, SG9 9FU

**KITCHEN/DINER 10'7" x 10'4" (3.24 x 3.15)**



**PRINCIPAL BEDROOM 17'4" x 10'4" (5.3 x 3.17)**



**LOUNGE 17'0" x 12'3" (5.19 x 3.75)**



**BEDROOM TWO 10'11" x 9'9" (3.33 x 2.98)**



**WC 6'0" x 4'5" (1.85 x 1.37)**



**BEDROOM THREE 10'11" x 7'0" (3.34 x 2.15)**



**FAMILY BATHROOM 6'7" x 6'2" (2.02 x 1.88)**

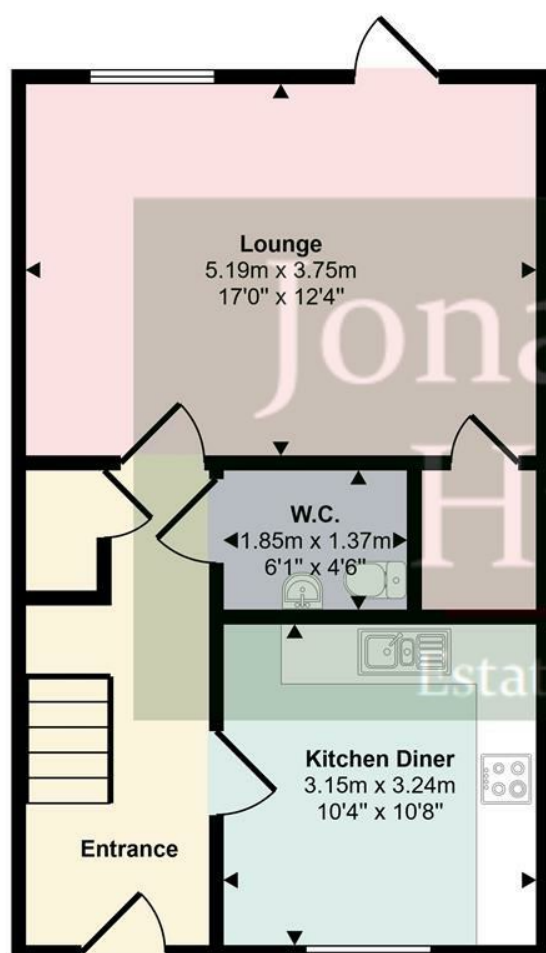
9 Pipkin Drive, Buntingford, SG9 9FU



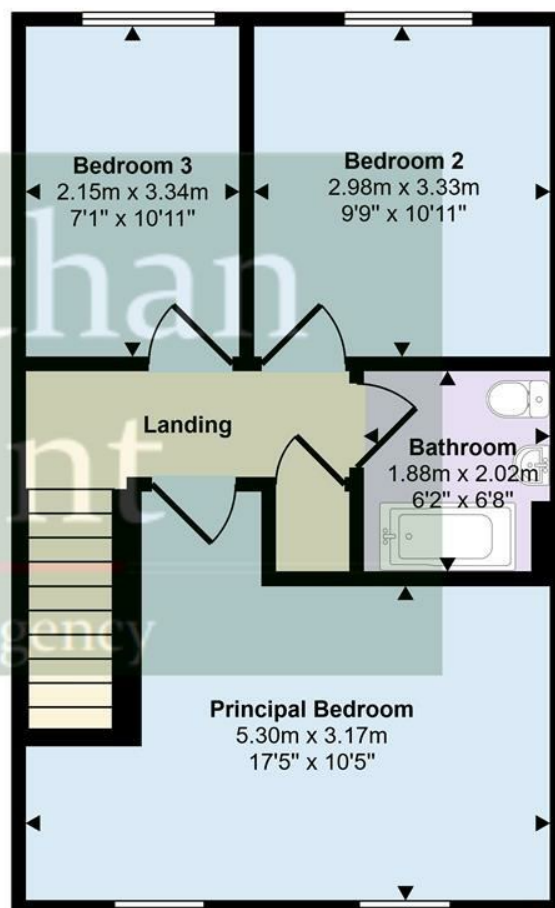
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

Approx Gross Internal Area  
91 sq m / 984 sq ft



**Ground Floor**  
Approx 45 sq m / 483 sq ft



**First Floor**  
Approx 47 sq m / 501 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.