

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



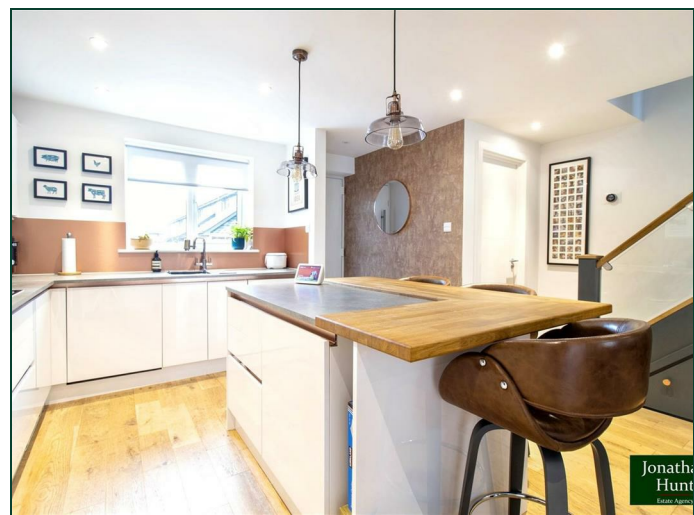
Jonathan

13 Ermine Court Church Street, Buntingford, Hertfordshire, SG9 9HY

Asking Price £380,000

13 Ermine Court Church Street, Buntingford, Hertfordshire, SG9 9HY

A beautifully presented and thoughtfully extended two-bedroom end-of-terrace home, quietly positioned in a small close just a short walk from the High Street. The property is in excellent order throughout and offers generous living space with a practical, well-balanced layout. Downstairs, the refitted kitchen sits at the front and features a central island, while the spacious 23ft lounge-diner at the rear leads into a bright orangery overlooking the courtyard garden, which enjoys the afternoon sun. There's also a downstairs WC and underfloor heating across the ground floor for added comfort. Upstairs, two well-proportioned bedrooms are served by a modern refitted bathroom. Outside, the courtyard-style gardens to the side and rear are low-maintenance and private, and there's off-street parking for two vehicles at the front, complete with an EV charging point. Double glazed and centrally heated throughout, this is a smart, well-kept home in a central and convenient location — ready to move straight into.



KITCHEN /DINER 15'3" x 13'8" (4.67 x 4.18)

LOUNGE 13'10" x 10'11" (4.24 x 3.33)

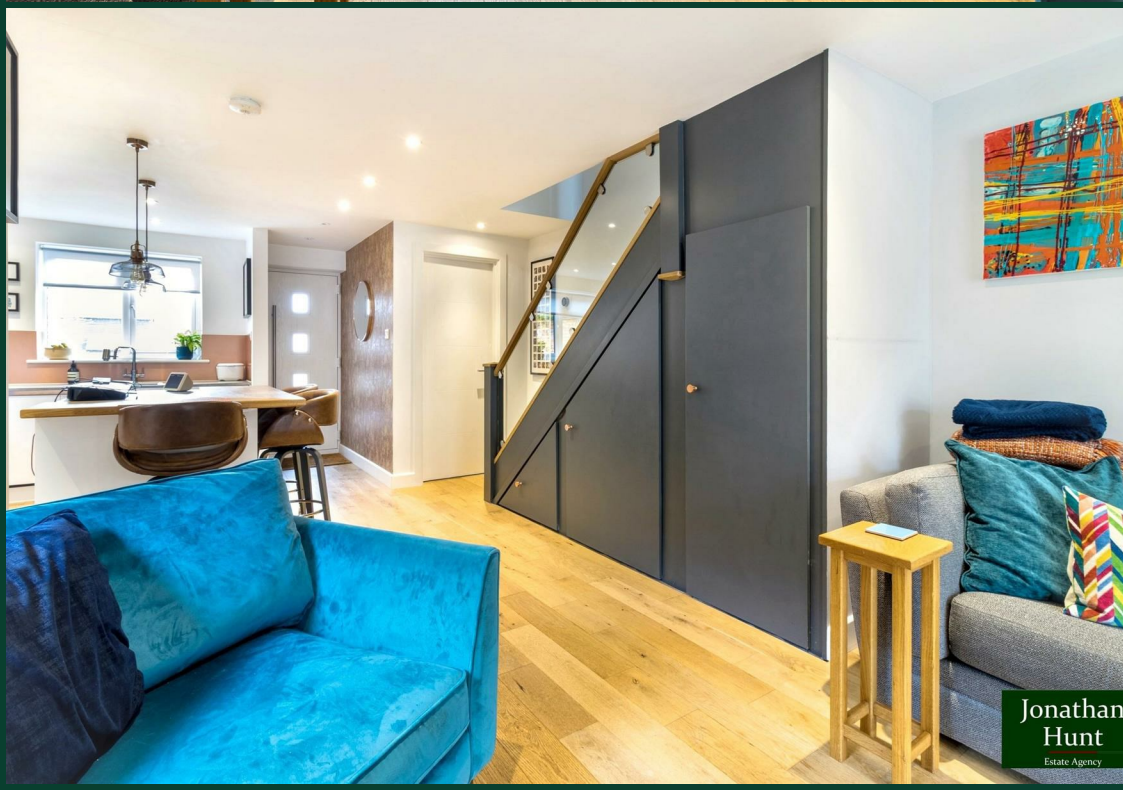
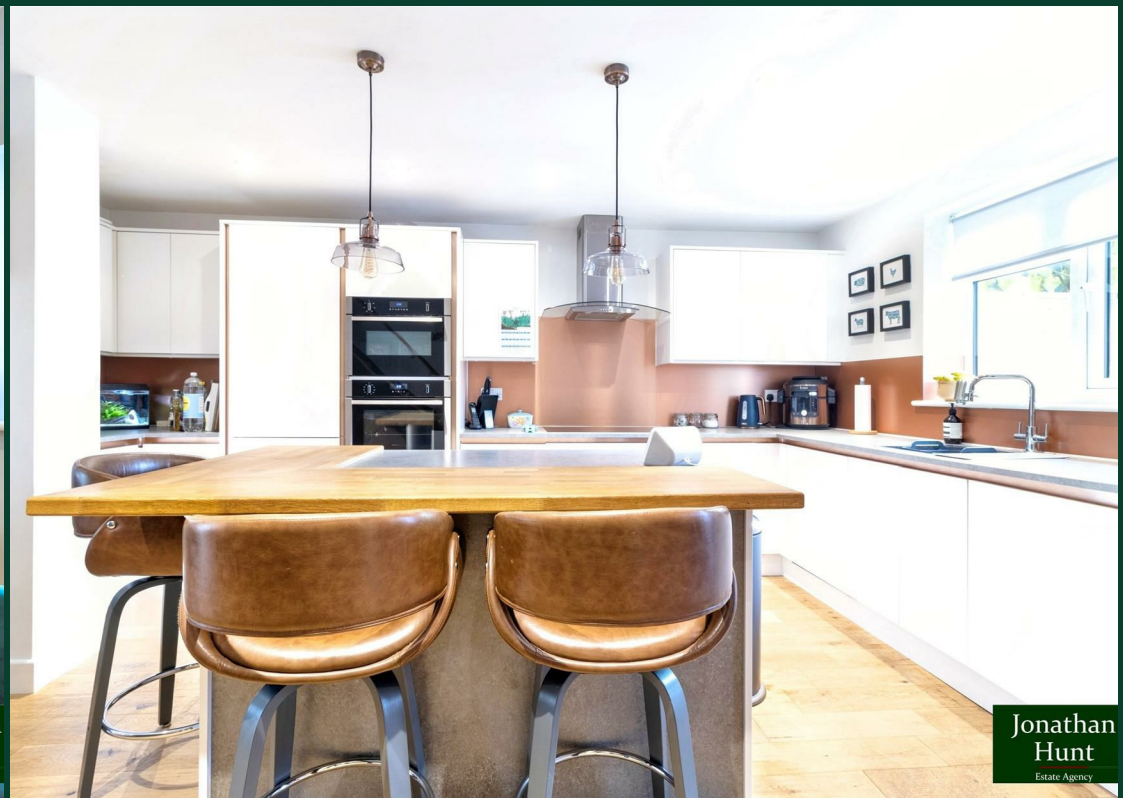
ORANGERY 10'2" x 6'9" (3.11 x 2.06)

WC

PRINCIPAL BEDROOM 9'4" x 9'1" (2.86 x 2.77)

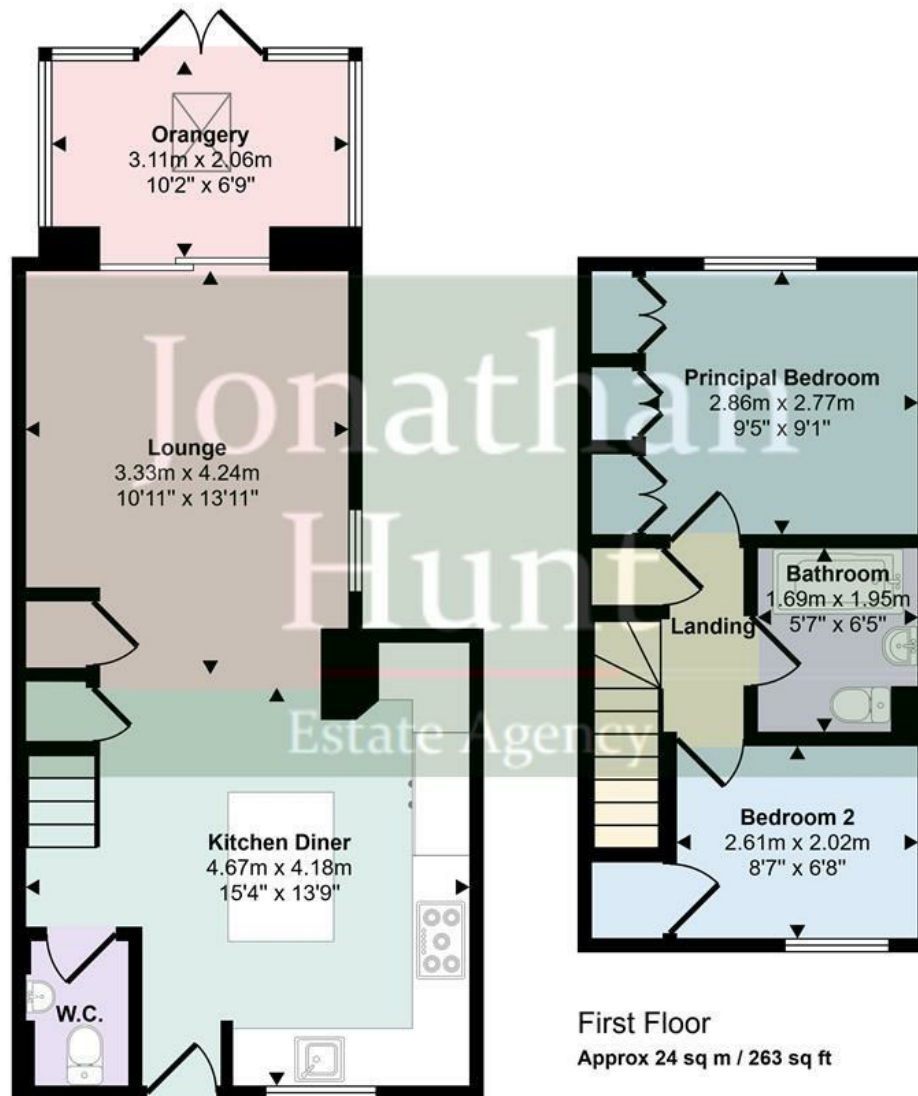
BEDROOM TWO 8'6" x 6'7" (2.61 x 2.02)

BATHROOM 6'4" x 5'6" (1.95 x 1.69)

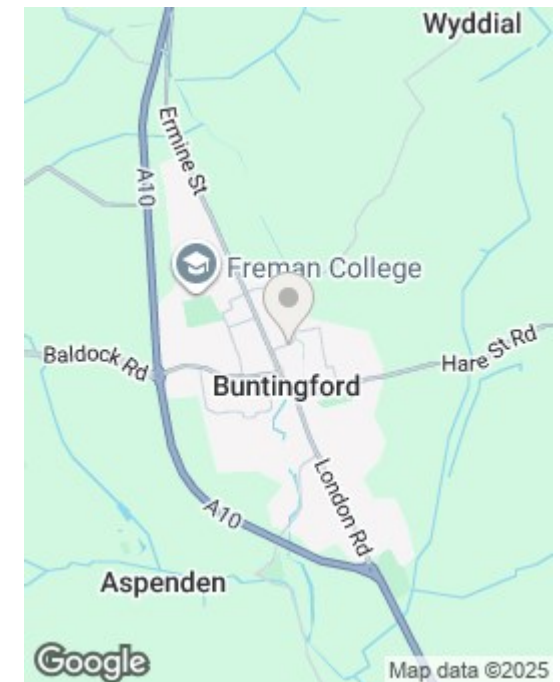




Approx Gross Internal Area
66 sq m / 713 sq ft



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