

Jonathan Hunt

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15 London Road, Buntingford, SG9 9JJ

Price Guide £350,000

Chain Free

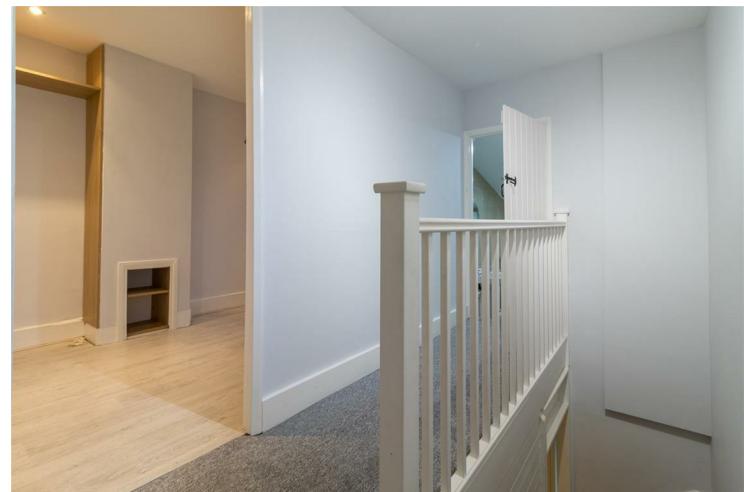
Jonathan Hunt Estate Agents are delighted to present this charming two-bedroom character cottage, offered chain free and providing an excellent opportunity for a buyer to modernise and make their own. The property is perfectly liveable as it stands, yet offers scope for improvement, including the potential to extend the kitchen as neighbouring homes have (STPP). Inside, accommodation comprises two bedrooms, a first-floor bathroom, and an open-plan kitchen/diner with bay window and feature fireplace, complemented by a rear kitchen with direct access to the garden. A true blank canvas, this cottage combines character with exciting potential, all within a level walk of the town centre and amenities. An ideal first-time purchase or rental investment

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LOUNGE AREA 12'11" x 12'7" (3.94 x 3.86)



LANDING



DINING AREA 10'2" x 9'9" (3.11 x 2.98)



PRINCIPAL BEDROOM 13'3" x 10'11" (4.06 x 3.33)



KITCHEN 13'0" x 7'6" (3.97 x 2.29)



BEDROOM TWO 10'2" x 6'11" (3.11 x 2.13)



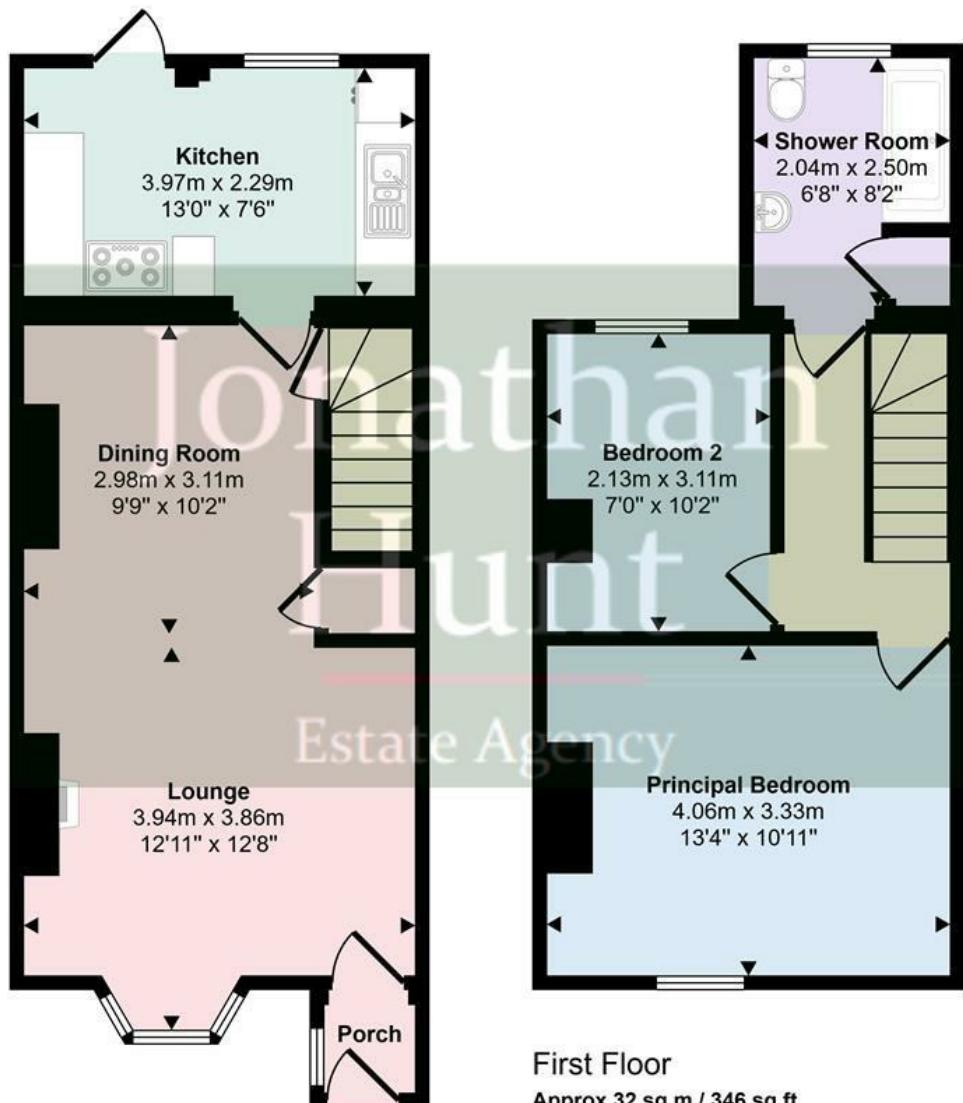
SHOWER ROOM 8'2" x 6'8" (2.5 x 2.04)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	84	
(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	45	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
70 sq m / 754 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.