

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

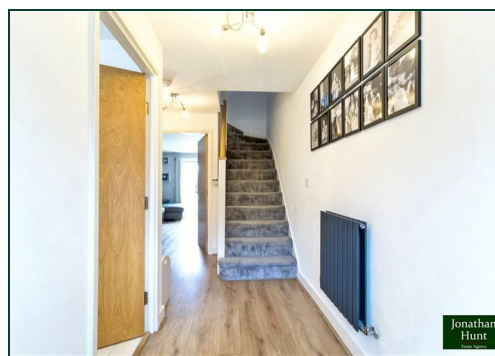
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**9 Parker Drive, Buntingford, SG9 9GL**

**Guide Price £395,000**

A well-presented two-bedroom mid-terraced home offering generous accommodation and the benefit of two allocated parking spaces to the front of the property.

The property comprises two double bedrooms, with the principal bedroom including an ensuite shower room, in addition to a modern family bathroom. On the ground floor, there is a spacious lounge/diner, a fitted kitchen with integrated appliances, and a ground floor WC.

Externally, the property features a south-facing rear garden, providing a good outdoor space with favourable sunlight throughout the day.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL

KITCHEN 10'4" x 7'8" (3.15 x 2.36)

W/C

LOUNGE/DINING AREA 16'7" x 12'7" (5.08 x 3.86)

PRINCIPAL BEDROOM 12'4" x 10'7" (3.78 x 3.24)

EN-SUITE 5'10" x5'4" (1.79 x1.65)

BEDROOOM TWO 12'7" x 10'8" (3.84 x 3.26)

BATHROOM 6'9" x 5'5" (2.07 x 1.67)

GARDEN

PARKING

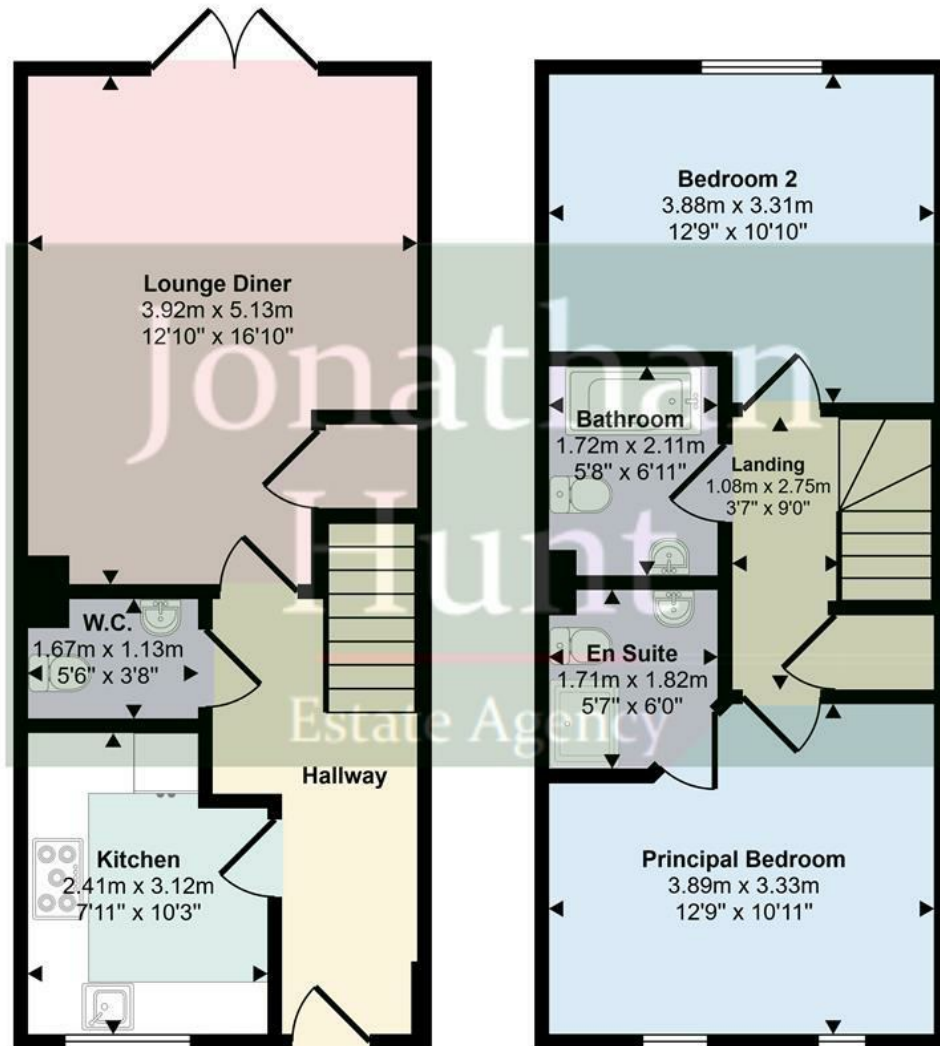


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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>		
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Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



Approx Gross Internal Area  
76 sq m / 814 sq ft



Ground Floor  
Approx 38 sq m / 408 sq ft

First Floor  
Approx 38 sq m / 406 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.