

# 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



**36 Ermine Street, Thundridge, Herts, SG12 0SY**

**£499,995**

JONATHAN HUNT are pleased to offer this beautifully appointed two bedroom Grade II Listed cottage which has been renovated to a high standard including a refitted kitchen and bathroom, further features include traditional fireplaces and a converted barn/outhouse which provides versatile additional accommodation. The property is situated within a desirable village setting and an internal viewing is highly recommended.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

# 36 Ermine Street, Thundridge, Herts, SG12 0SY

**LIVING ROOM 16'0" x 13'9" (4.88 x 4.19)**



**BEDROOM TWO 9'4" x 8'0" (2.84 x 2.44)**



**KITCHEN/DINING ROOM 16'0" x 8'2" (4.88 x 2.5)**



**BATHROOM**



**FIRST FLOOR**



**REAR COURTYARD**



**BEDROOM ONE 12'7" x 12'7" (3.84 x 3.84)**



# 36 Ermine Street, Thundridge, Herts, SG12 0SY

## RECEPTION/HOME OFFICE 11'5" x 11'5" (3.5 x 3.5)



## EXTERIOR



## UTILITY SPACE



## GARDENS



## CLOAKROOM

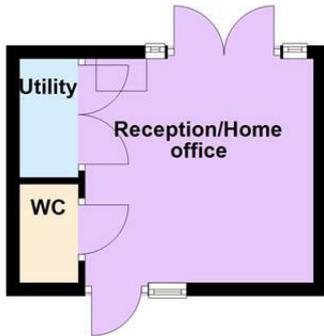


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	90
England & Wales		EU Directive 2002/91/EC	

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	

### Ground Floor

Approx. 47.0 sq. metres (506.2 sq. feet)



### First Floor

Approx. 32.2 sq. metres (346.8 sq. feet)



Total area: approx. 79.2 sq. metres (853.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.