

# Jonathan Hunt

ESTATE AGENCY

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**2 Ash Meadow, Much Hadham, SG10 6DP**

**£300,000**

JONATHAN HUNT are pleased to offer this two bedroom home located within this small modern cul de sac in the heart of Much Hadham. The property offers Living room, Dining room, Kitchen and Conservatory and features cottage style gardens to the front and rear. The property requires moderate updating and would make an ideal starter or retirement home.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

## 2 Ash Meadow, Much Hadham, SG10 6DP

### ENTRANCE

LIVING ROOM 15'8" x 12'4" (4.8 x 3.78)



CONSERVATORY 12'3" x 10'9" (3.75 x 3.3)



### FIRST FLOOR

DINING ROOM 9'10" x 6'6" (3 x 2)



BEDROOM ONE 10'4" x 9'4" (3.16 x 2.85)



KITCHEN 9'10" x 5'2" (3 x 1.6)



BEDROOM TWO 10'9" x 7'10" (3.3 x 2.4)



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BATHROOM



EXTERIOR



REAR GARDEN



FRONT

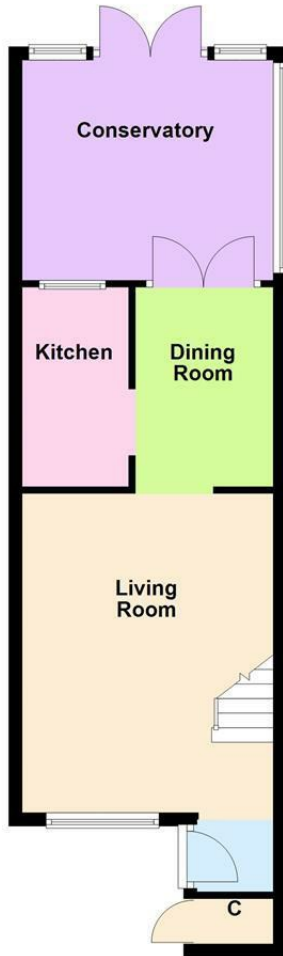


| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (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 |         |                         |
| 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 |

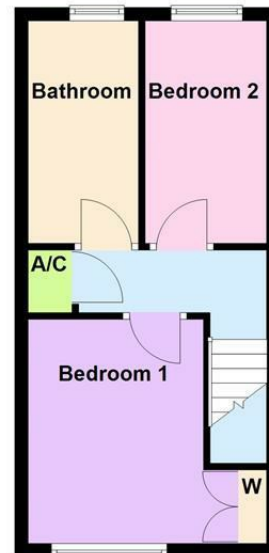
### Ground Floor

Approx. 45.1 sq. metres (485.2 sq. feet)



### First Floor

Approx. 28.2 sq. metres (303.8 sq. feet)



Total area: approx. 73.3 sq. metres (789.0 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.