

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



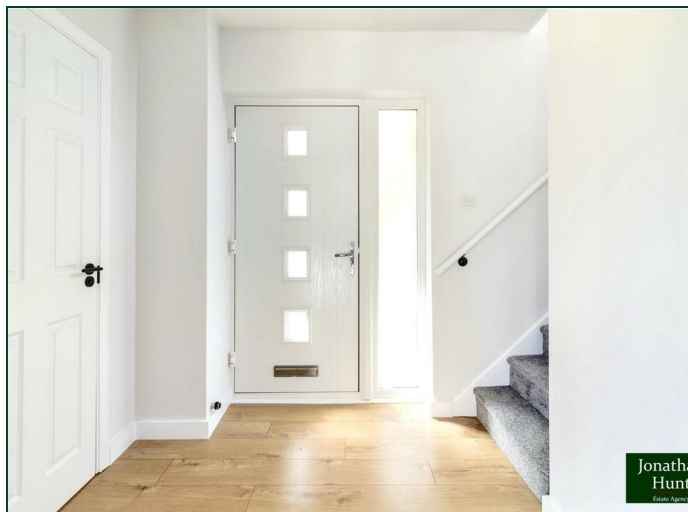
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1 Fairfield, Buntingford, SG9 9NS

Asking Price £570,000

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Recently refurbished three-bedroom semi-detached home in a great spot, perfectly placed for countryside walks and easy access to town-centre amenities. The property has been updated throughout with a new boiler and heating system, updated electrics, new well-appointed kitchen with built-in appliances, fresh neutral décor, new bathroom and sanitaryware, and new double glazing and doors. There's off-street parking via a private driveway, an integral garage, ground-floor WC, and a clean, low-maintenance finish from top to bottom. The garage also offers scope to convert if extra living space is ever needed (STPP). Offered chain free, it's a move-in-ready home in an enviable location with no maintenance required for years to come.



ENTRANCE HALL

W/C 6'7" x 3'1" (2.03 x 0.95)

LOUNGE /DINER 28'3" x 18'0" (8.63 x 5.51)

KITCHEN 13'3" x 8'9" (4.04 x 2.67)

UTILITY ROOM 10'9" x 7'6" (3.29 x 2.3)

INTEGRAL GARAGE 15'9" x 8'0" (4.82 x 2.44)

PRINCIPAL BEDROOM 14'8" x 10'5" (4.49 x 3.20)

BEDROOM TWO 13'3" x 11'3" (4.05 x 3.43)

BEDROOM THREE 8'8" x 7'3" (2.66 x 2.21)

SHOWER ROOM 7'5" x 6'4" (2.27 x 1.95)

REAR GARDEN



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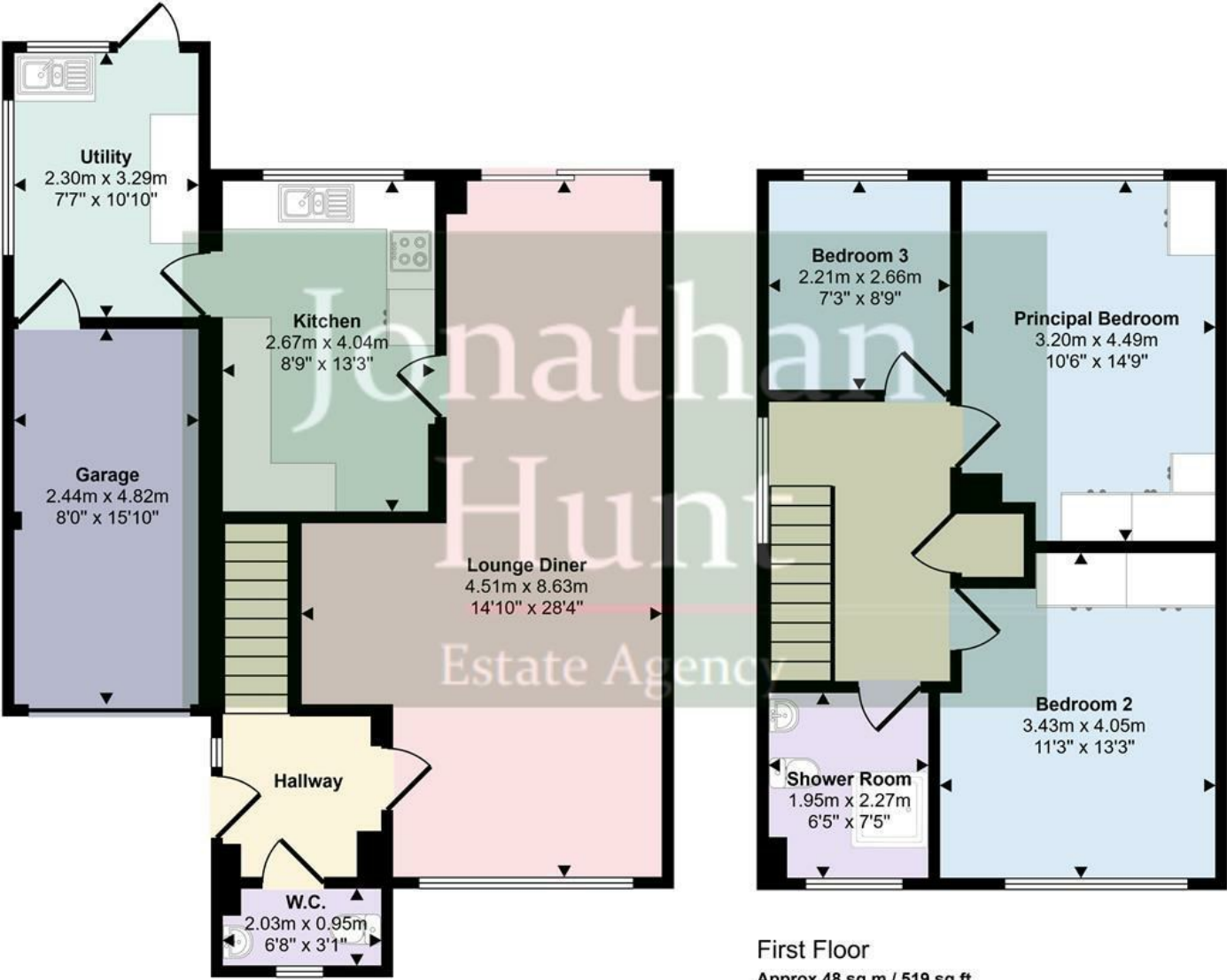
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Approx Gross Internal Area
120 sq m / 1289 sq ft



First Floor
Approx 48 sq m / 519 sq ft

Ground Floor
Approx 72 sq m / 770 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			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	