

Jonathan Hunt

ESTATE AGENCY

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9 Parker Drive, Buntingford, SG9 9GL

Offers In Excess Of £385,000

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.

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" x 5'4" (1.79 x 1.65)

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

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

GARDEN

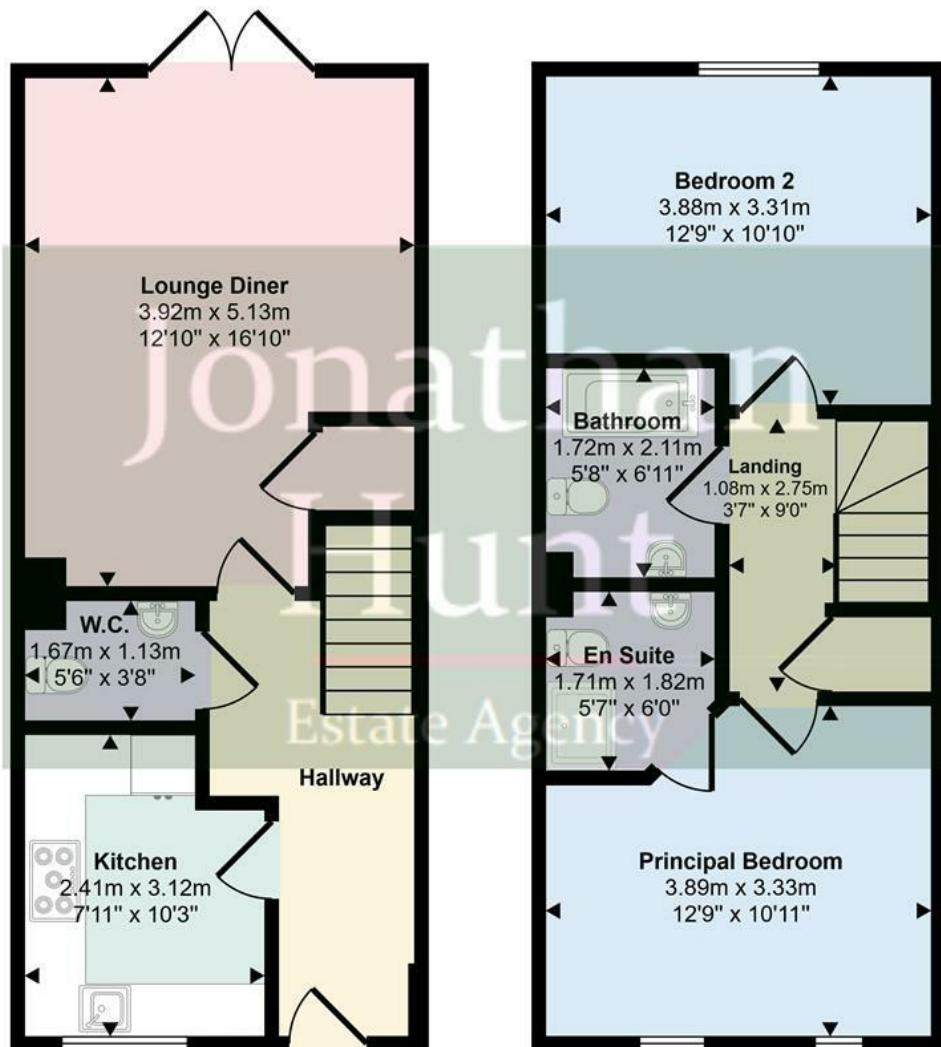
PARKING



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) 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 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 | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ 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.