

# Jonathan Hunt

ESTATE AGENCY

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36 Hare Street Road, Buntingford, SG9 9HW

Price Guide £485,000

## 36 Hare Street Road, Buntingford, SG9 9HW

A detached two-bedroom bungalow set in an elevated spot within easy reach of the town centre and amenities, this chain-free home offers solid, comfortable living with plenty of scope to improve over time. Sitting on a generous plot, it's somewhere you can move into as it is and update at your own pace, whether that's reworking the layout, extending (STPP), or simply making the most of the wrap-around garden. The accommodation is all on one level and easy to navigate, with two bedrooms, two reception rooms and a rear conservatory. The garden is the real standout: mature, private, south-facing and backing onto open space and parkland, giving you a sunny, peaceful setting that's hard to find. With a detached garage, good parking and loads of potential, it's a great opportunity for anyone wanting a project that doesn't need tackling on day one.



**LOUNGE 12'6" x 11'1" (3.83 x 3.38)**

**SITTING ROOM 14'9" x 10'0" (4.5 x 3.06)**

**PRINCIPAL BEDROOM 11'4" x 10'9" (3.46 x 3.29)**

**BEDROOM TWO 12'7" x 10'9" (3.86 x 3.28)**

**KITCHEN 10'9" x 6'3" (3.29 x 1.92)**

**BATHROOM 6'0" x 4'11" (1.83 x 1.51)**

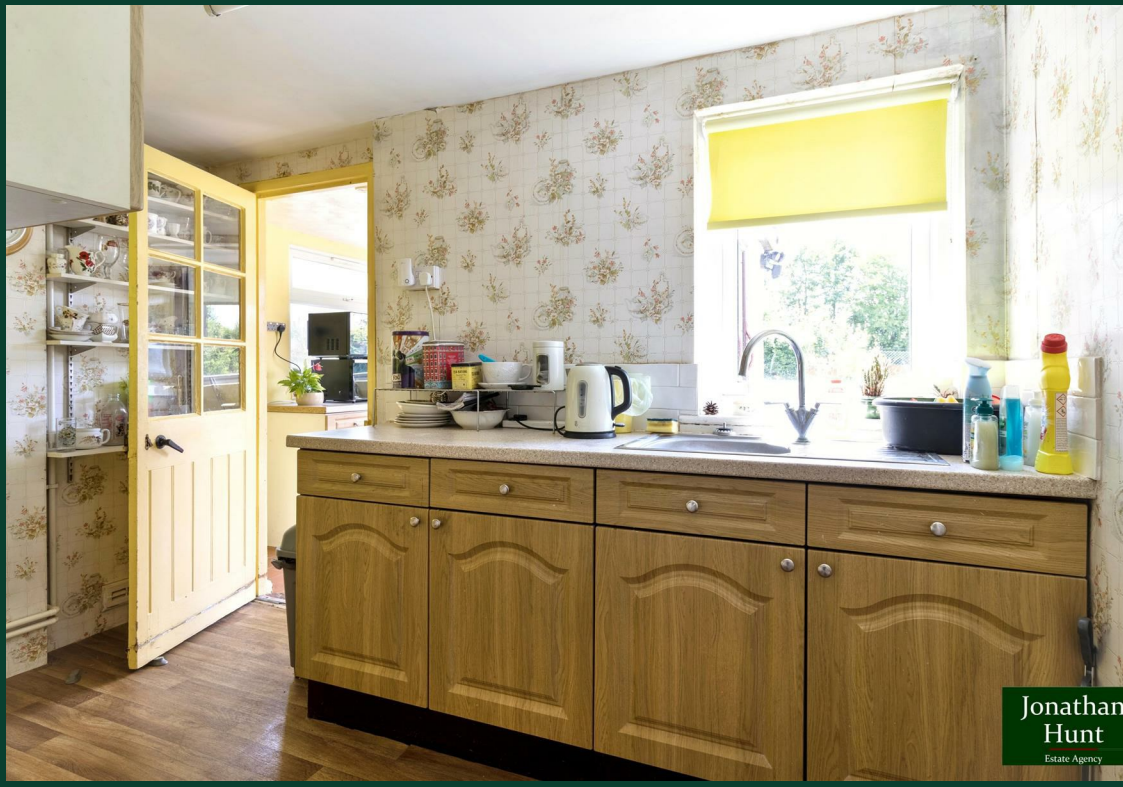
**CONSERVATORY 9'9" x 9'3" (2.98 x 2.82)**



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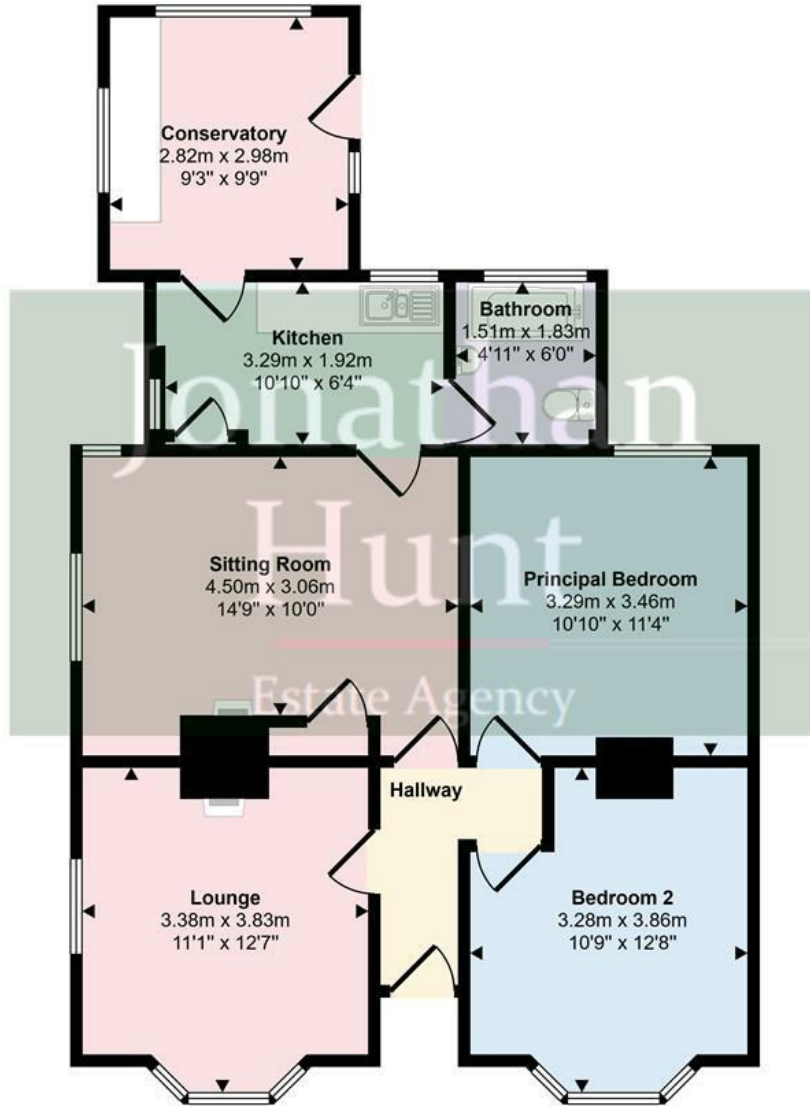
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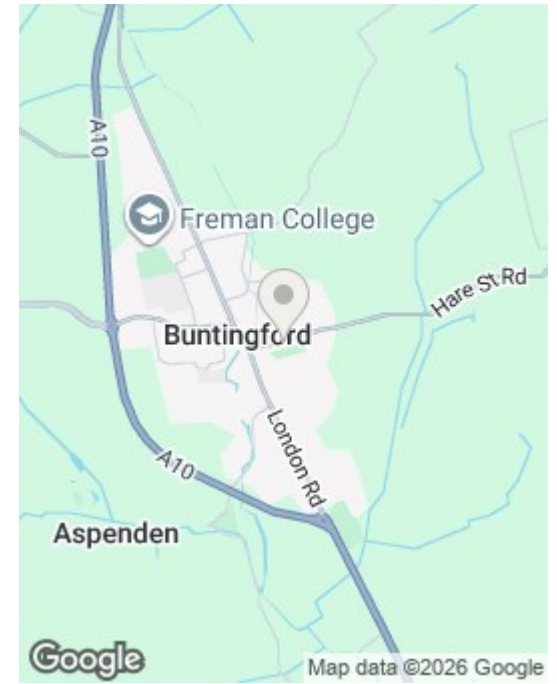


Approx Gross Internal Area  
74 sq m / 802 sq ft



Floorplan

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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2010/6/EC	71	<b>England &amp; Wales</b>
		55	EU Directive 2012/27/EC