

# Jonathan Hunt

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**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

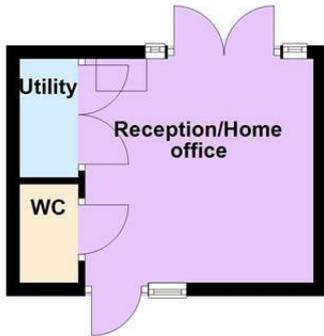


| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (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.