

# Jonathan Hunt

ESTATE AGENCY

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**15 London Road, Buntingford, SG9 9JJ**

**Price Guide £325,000**

Jonathan Hunt are delighted to offer this charming two-bedroom character cottage, available chain free and offering a great opportunity for a buyer to put their own stamp on it. The property is perfectly comfortable as it is, but there's clear scope to update and improve, including the potential to extend the kitchen as neighbouring homes have done (STPP). Inside, the cottage features an open-plan kitchen/diner with bay window and feature fireplace, a rear kitchen with direct access to the garden, two bedrooms and a first-floor bathroom. With plenty of character and lots of potential to create something special, all within a level walk of the town centre and its amenities, this is an ideal first-time buy or rental investment

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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**LOUNGE AREA 12'11" x 12'7" (3.94 x 3.86)**



**LANDING**



**DINING AREA 10'2" x 9'9" (3.11 x 2.98)**



**PRINCIPAL BEDROOM 13'3" x 10'11" (4.06 x 3.33)**



**KITCHEN 13'0" x 7'6" (3.97 x 2.29)**



**BEDROOM TWO 10'2" x 6'11" (3.11 x 2.13)**



**SHOWER ROOM 8'2" x 6'8" (2.5 x 2.04)**

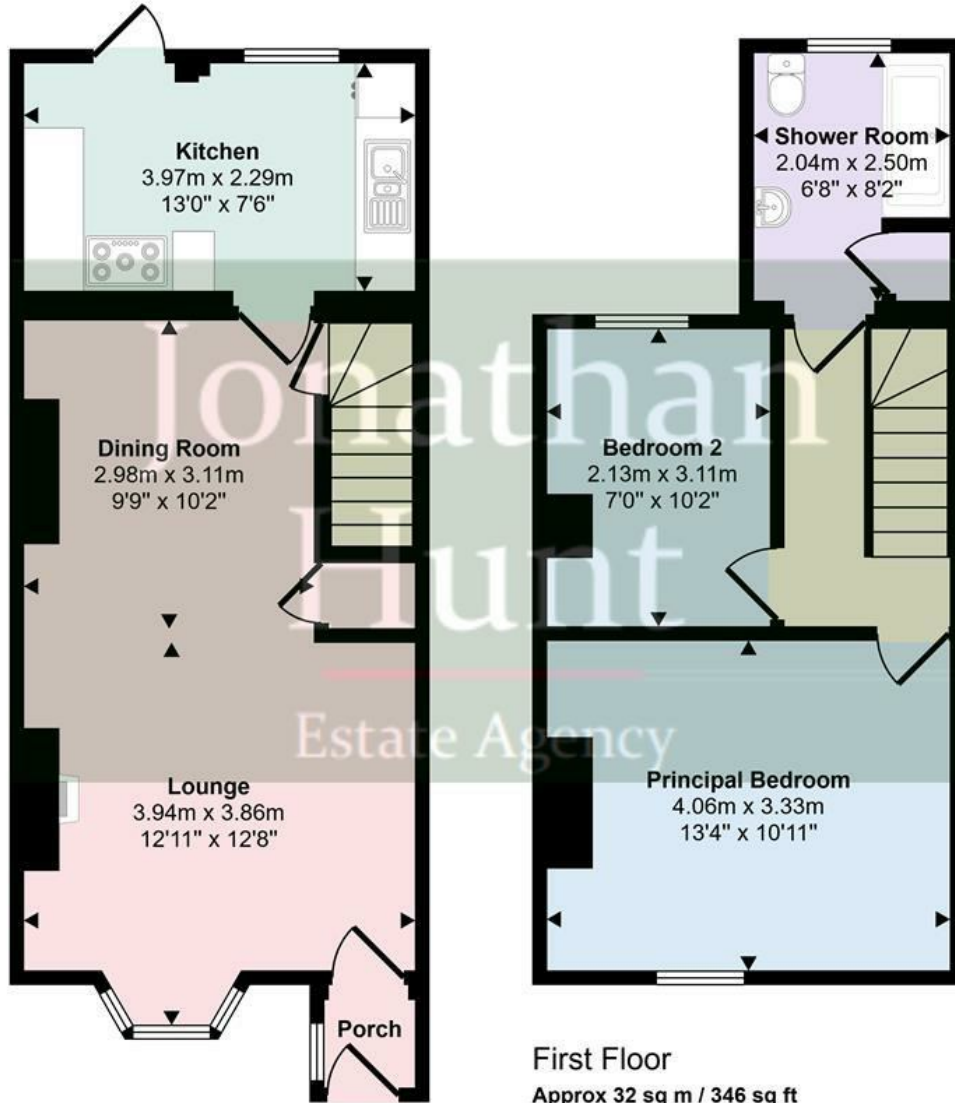
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	

Approx Gross Internal Area  
70 sq m / 754 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.