

# Jonathan Hunt

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13 Ermine Court Church Street, Buntingford, Hertfordshire, SG9 9HY

Asking Price £380,000



### 13 Ermine Court Church Street, Buntingford, Hertfordshire, SG9 9HY

A well-kept and extended two-bedroom end-of-terrace home set in a quiet close just a short walk from the High Street. The layout works well, with a refitted kitchen at the front featuring a central island, and a 23ft lounge/diner at the rear opening into an orangery that looks out over the courtyard garden, which catches the afternoon sun. The ground floor also includes a WC and underfloor heating. Upstairs, there are two good-sized bedrooms and a modern refitted bathroom. Outside, the side and rear courtyard-style gardens are private and easy to maintain, and there is off-street parking for two vehicles at the front along with an EV charging point. Double glazed and centrally heated, the property is in good order throughout and offers a straightforward, move-in-ready option in a convenient central location.



**KITCHEN /DINER 15'3" x 13'8" (4.67 x 4.18)**

**LOUNGE 13'10" x 10'11" (4.24 x 3.33)**

**ORANGERY 10'2" x 6'9" (3.11 x 2.06)**

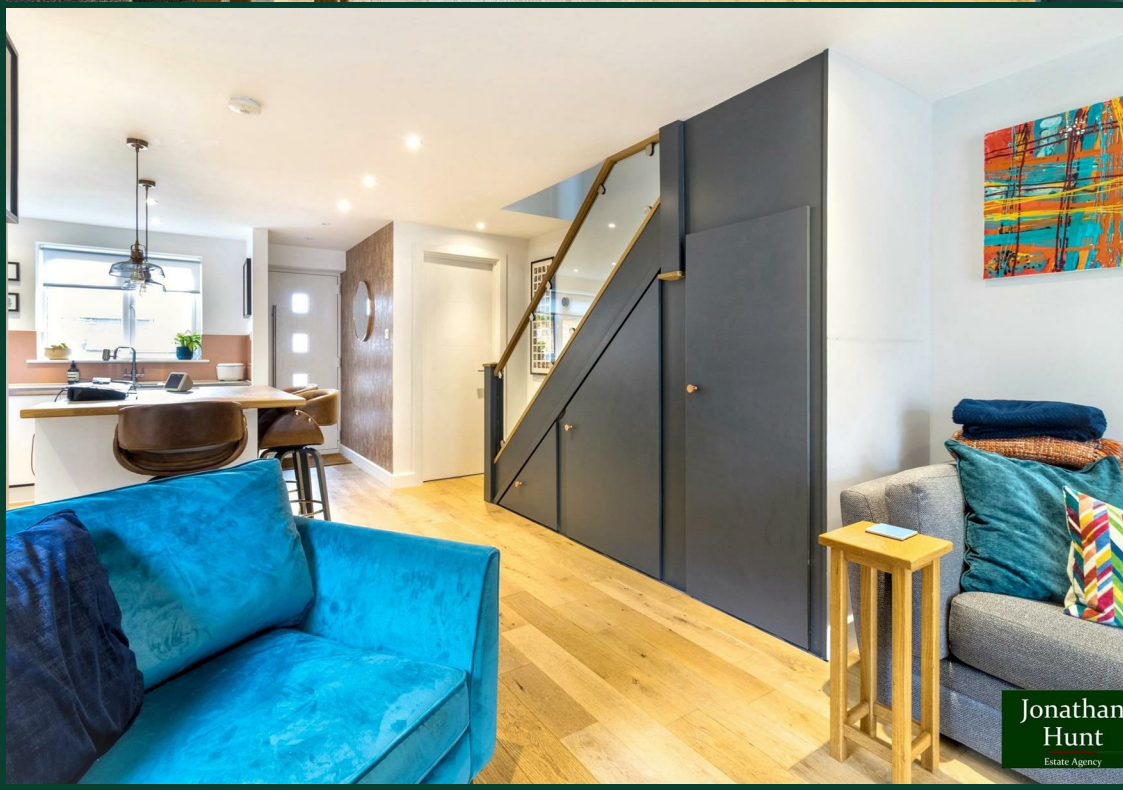
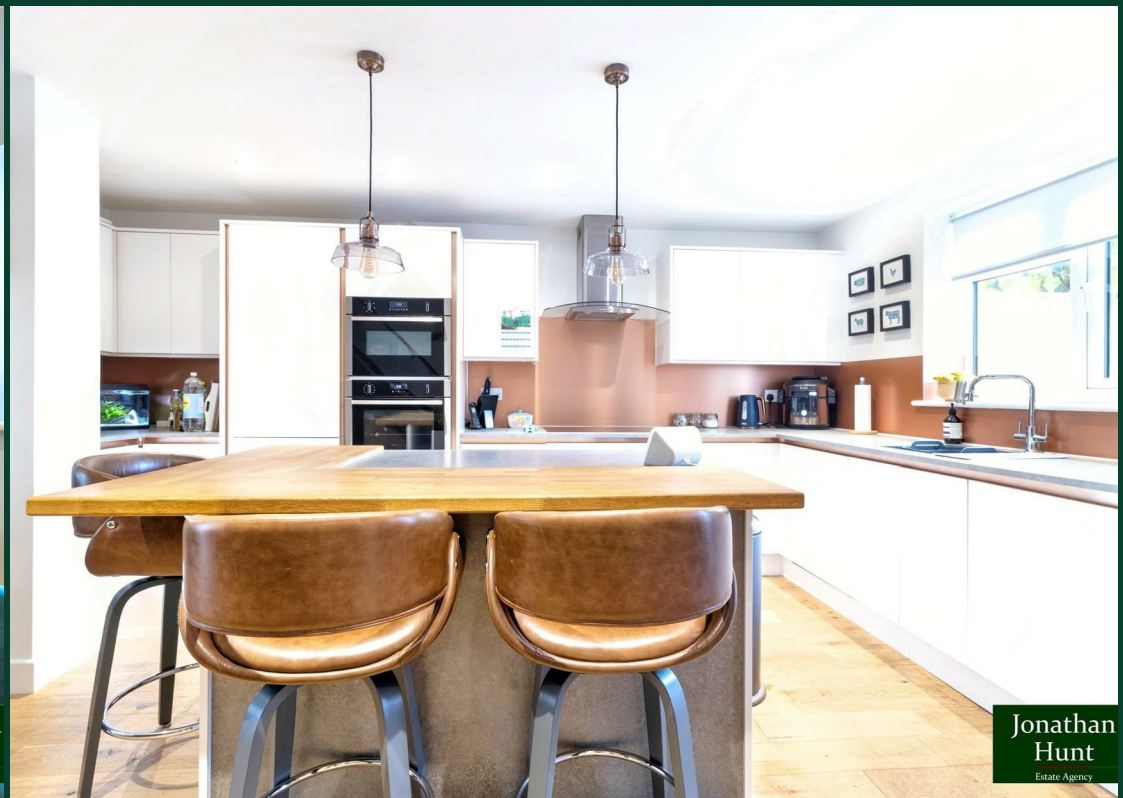
**WC**

**PRINCIPAL BEDROOM 9'4" x 9'1" (2.86 x 2.77)**

**BEDROOM TWO 8'6" x 6'7" (2.61 x 2.02)**

**BATHROOM 6'4" x 5'6" (1.95 x 1.69)**



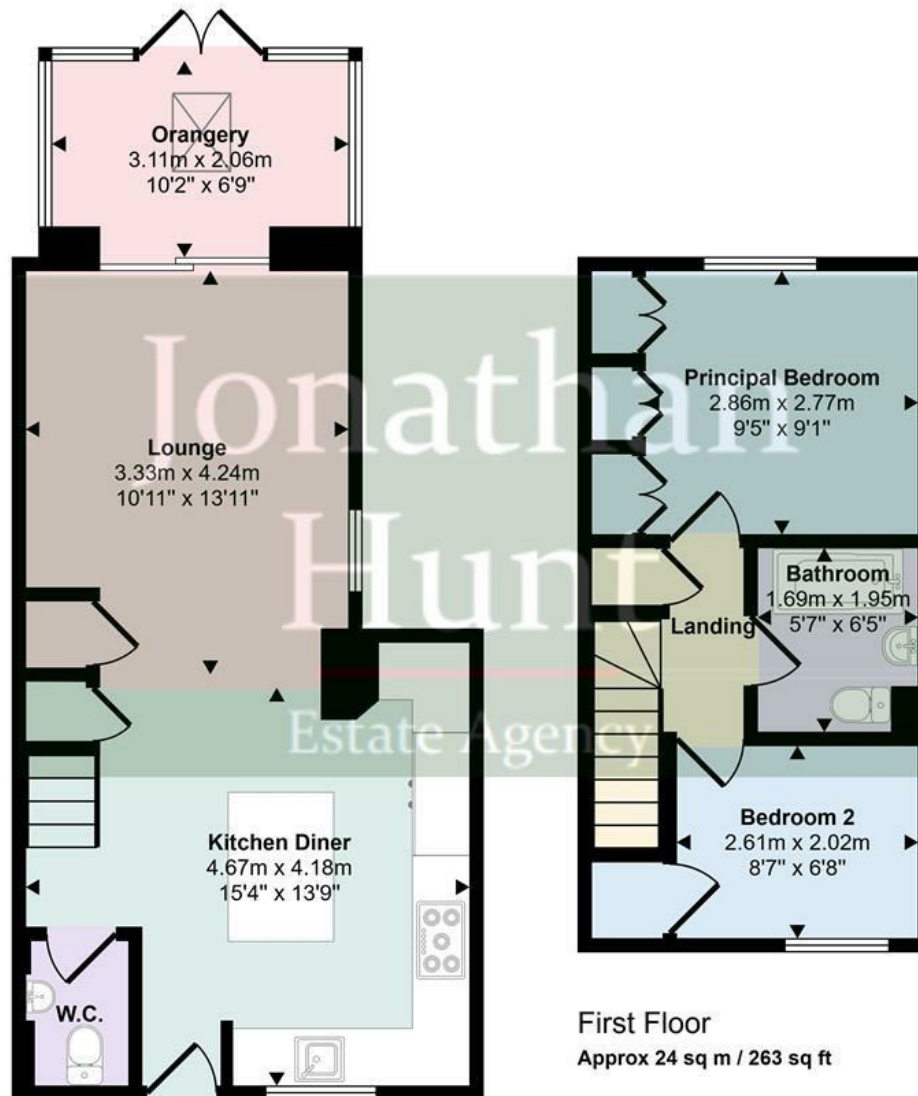






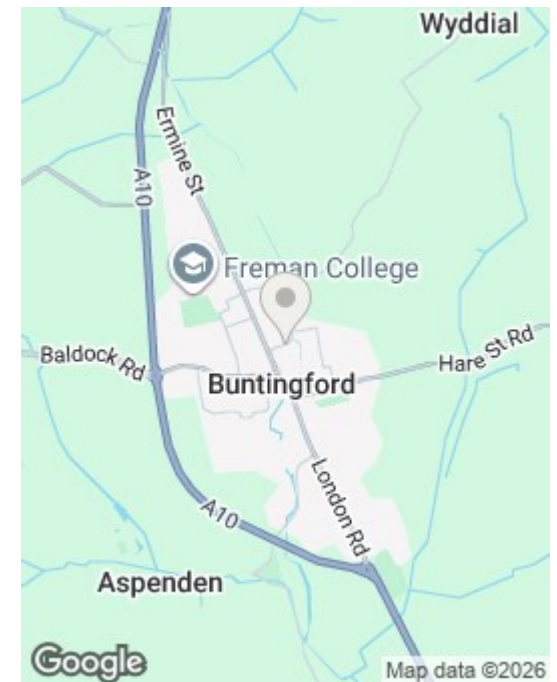


Approx Gross Internal Area  
66 sq m / 713 sq ft



**Ground Floor**  
Approx 42 sq m / 450 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
89	69		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	