

# Jonathan Hunt

ESTATE AGENCY

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**1 Dellow Close, Buntingford, SG9 9GE**

**Fixed Asking Price £340,000**

PURCHASE 100% of this Detached Two Bedroom Coach House, situated in a popular development within close walking distance of Buntingford High Street amenities and the nearby attractive countryside. This charming property features two garages, a spacious ground floor kitchen/diner, a convenient ground floor W/C, and a first floor comprising two well-proportioned bedrooms and a main bathroom. The dual aspect living room offers plenty of natural light and an inviting atmosphere. Outside, enjoy the private rear courtyard and direct access to communal gardens. This great home offers potential to enlarge the ground floor area into one of the garages (STPP).

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



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## AGENTS NOTES

Please note that the hedged lawn area to the front of the property does not form part of the property title.

## KITCHEN/DINING ROOM 17'5" x 8'10" (5.32 x 2.7)



## W/C

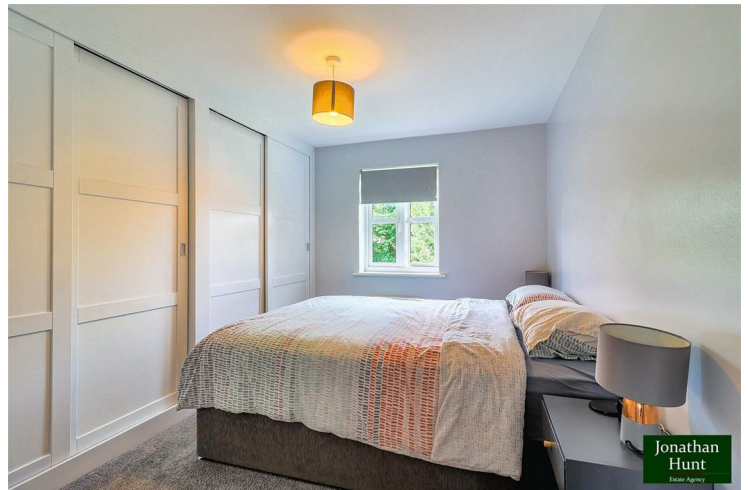
## LOUNGE 17'3" x 9'7" (5.28 x 2.94)



## BEDROOM ONE 13'9" x 12'7" (4.21 x 3.85)



## BEDROOM TWO 10'6" x 7'8" (3.22 x 2.36)



## BATHROOM 6'2" x 5'4" (1.89 x 1.64)



## REAR COURTYARD





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SIDE ACCESS



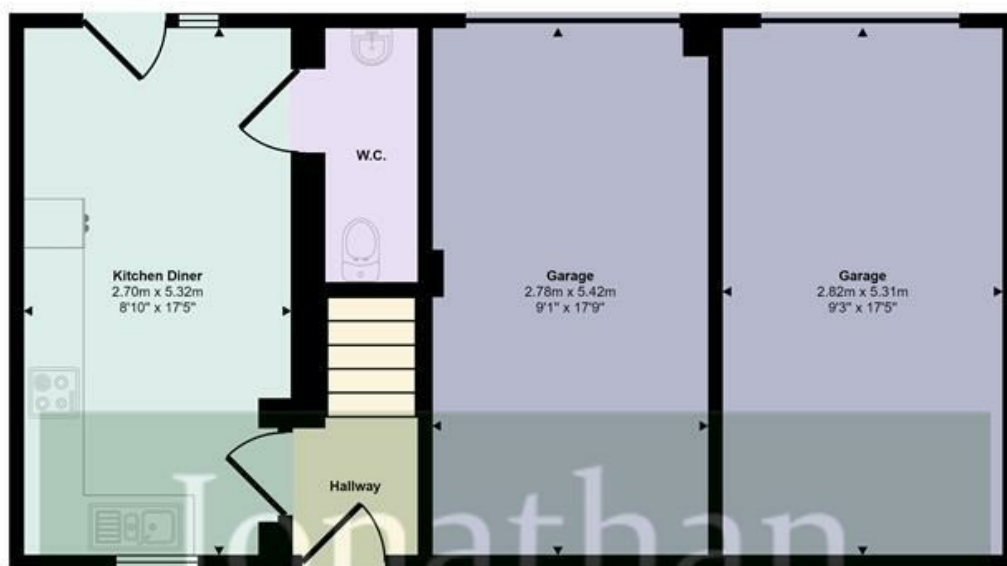
COMMUNAL GARDEN



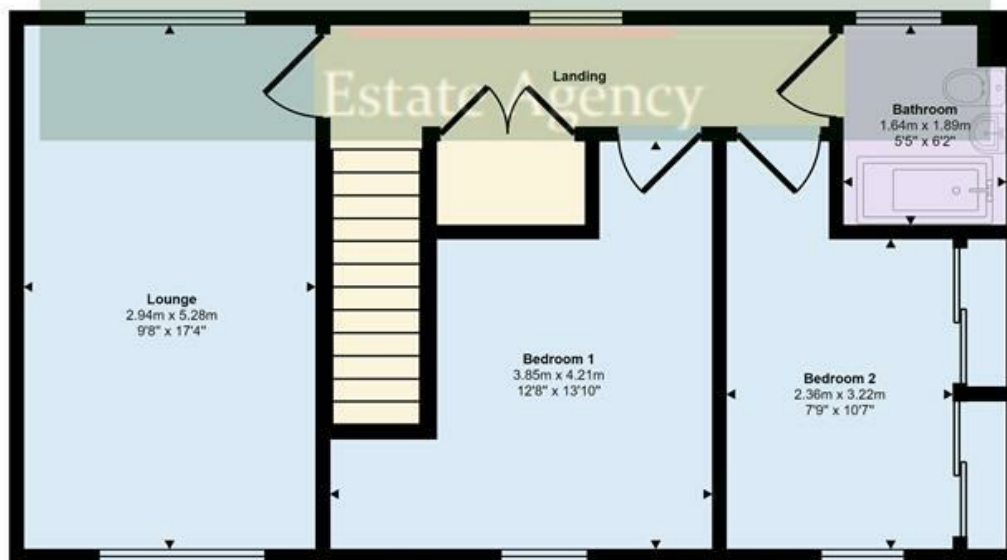
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Approx Gross Internal Area  
105 sq m / 1125 sq ft



Ground Floor  
Approx 52 sq m / 565 sq ft



First Floor  
Approx 52 sq m / 560 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.