

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



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32 Downhall Ley, Buntingford, SG9 9JT

Price Guide £310,000

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Offered chain-free, this two-bedroom end of terrace, presents a fantastic opportunity for buyers seeking a home with great potential. Ideally located within easy walking distance of Buntingford town centre, this residence combines convenience with the promise of creating your perfect living space. The property features a private, sunny rear garden with gated access. A dedicated parking space at the rear adds to the practicality of this home. While the property is in need of modernisation, it offers a blank canvas for those eager to put their own stamp on it. Whether you're a first-time buyer or looking for an investment opportunity, this home is brimming with possibilities in a prime location.



LOUNGE/DINING ROOM 23'7" x 12'2" (7.19 x 3.72)

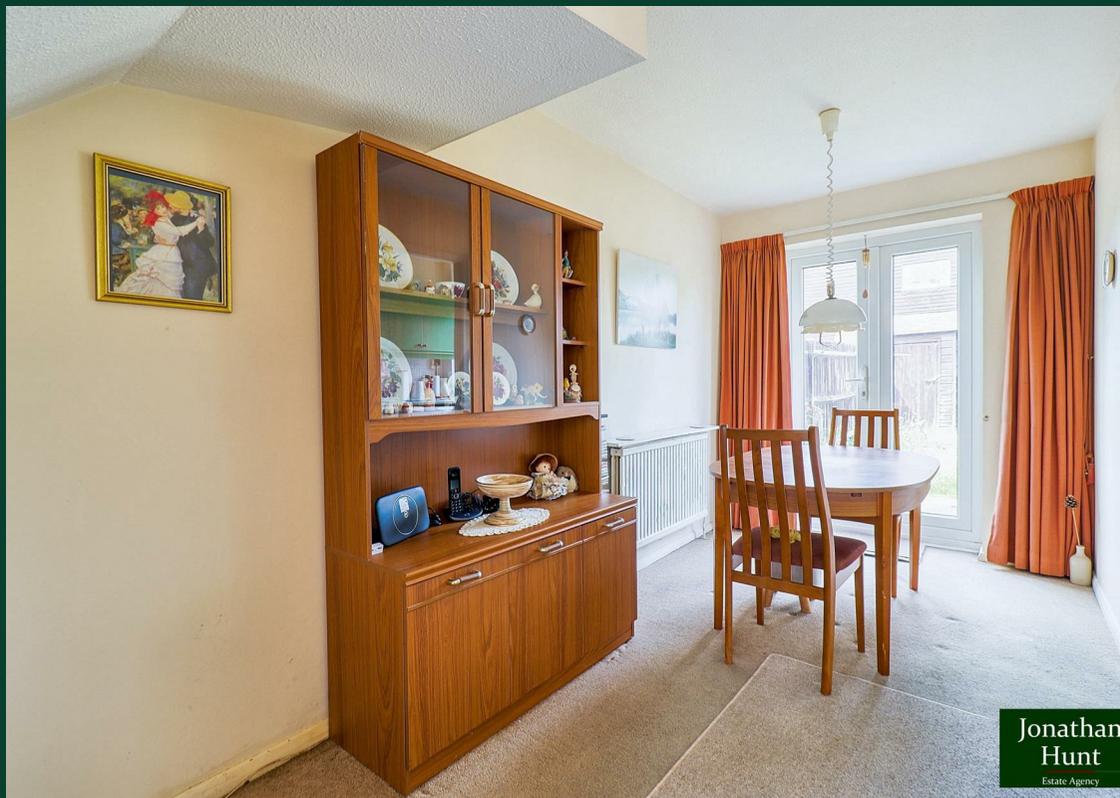
KITCHEN 9'4" x 5'1" (2.85 x 1.56)

BEDROOM ONE 10'3" x 8'9" (3.14 x 2.69)

BEDROOM TWO 9'1" x 7'1" (2.79 x 2.16)

BATHROOM 9'1" x 4'8" (2.78 x 1.44)

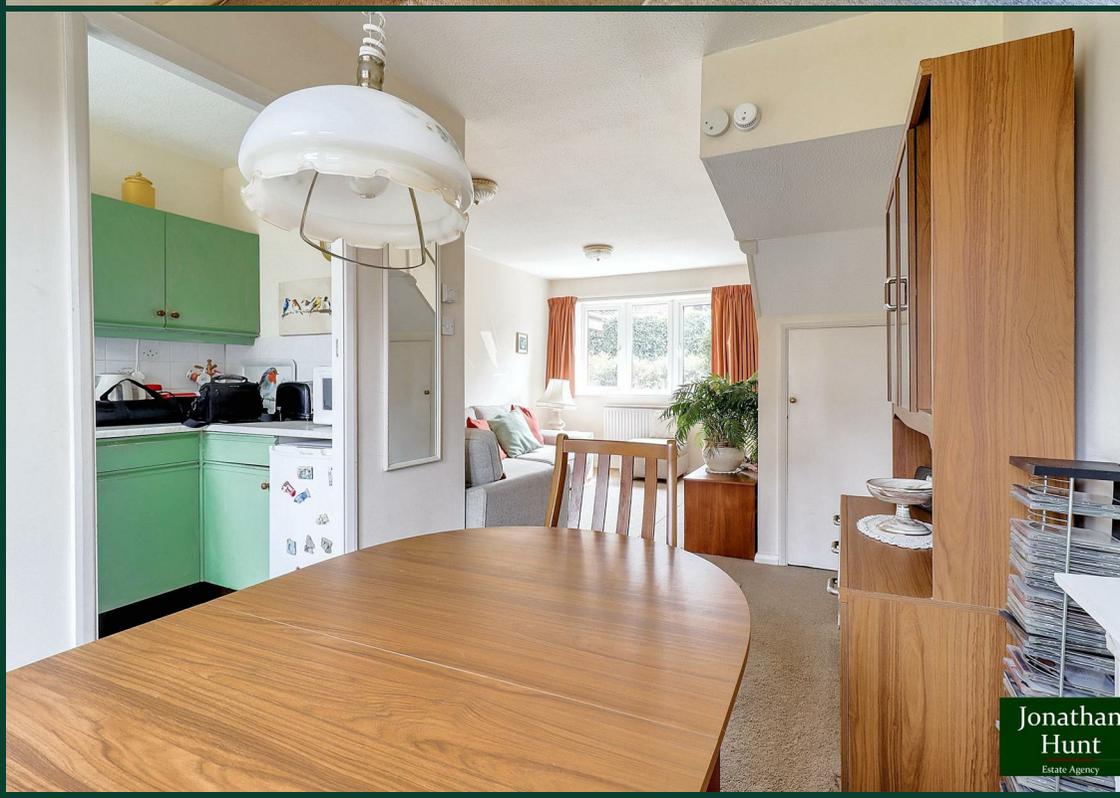
REAR GARDEN



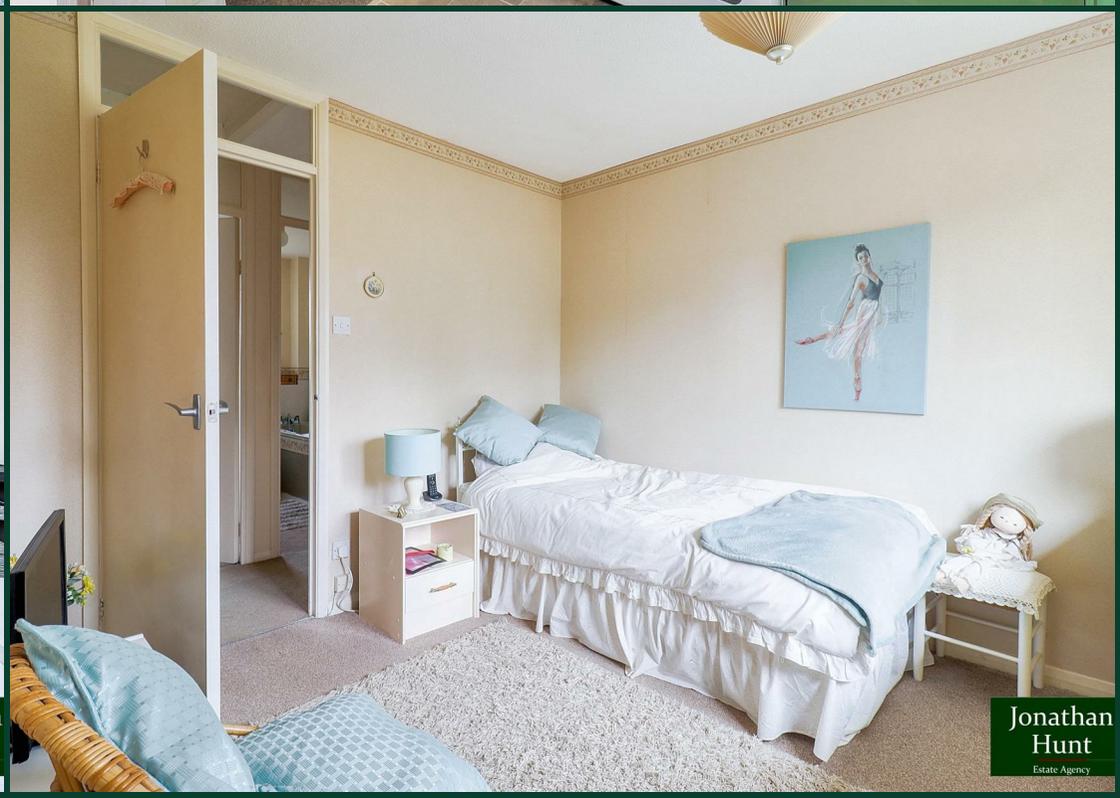
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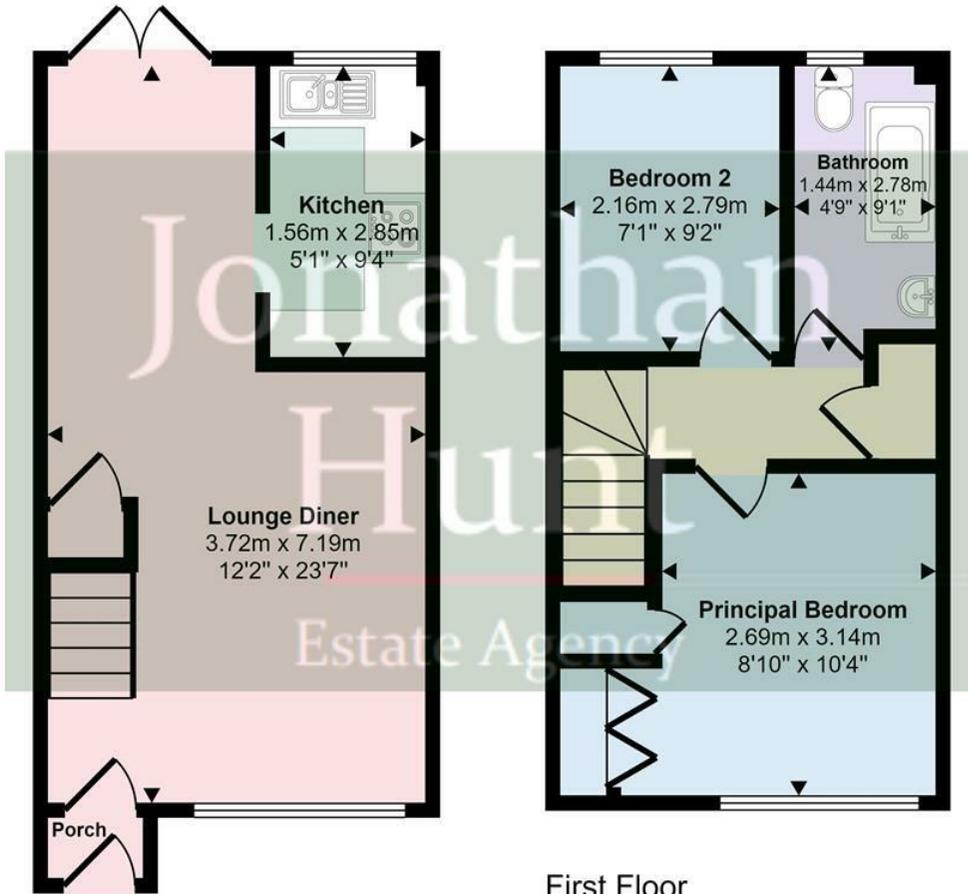
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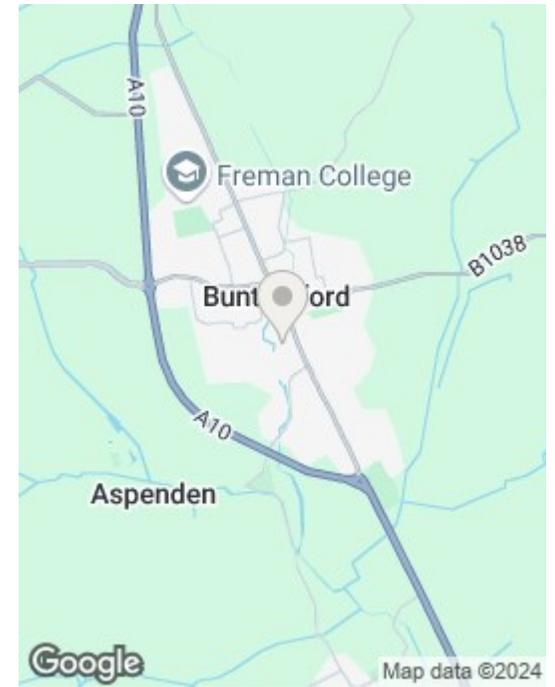
Approx Gross Internal Area
54 sq m / 582 sq ft



Ground Floor
Approx 28 sq m / 297 sq ft

First Floor
Approx 26 sq m / 285 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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs		88	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(54-68) D	66		(54-68) D
(39-53) E			(39-53) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC