

Jonathan Hunt

ESTATE AGENCY

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1 Rowland Hill Court Baldock Road, Buntingford, SG9 9BJ

Asking Price £250,000

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A rarely available ground floor two-bedroom maisonette right in the heart of Buntingford, just a level stroll from the High Street and everyday amenities. One of only four built in 1993, it offers a good-size lounge, two proper double bedrooms, a modern kitchen and a shower room with a double-length cubicle. The property also benefits from gas central heating, double glazing, a south-facing communal garden and an allocated parking space. Ground rent is £90 per year and the property is offered chain free, making it an ideal low-maintenance option for buyers wanting convenience and central living.



ENTRANCE HALL

KITCHEN 7'10" x 7'4" (2.41 x 2.24)

LOUNGE 12'10" x 12'3" (3.93 x 3.75)

PRINCIPAL BEDROOM 12'9" x 11'2" (3.91 x 3.41)

BEDROOM TWO 11'3" x 8'0" (3.45 x 2.44)

SHOWER ROOM 7'8" x 5'2" (2.36 x 1.58)

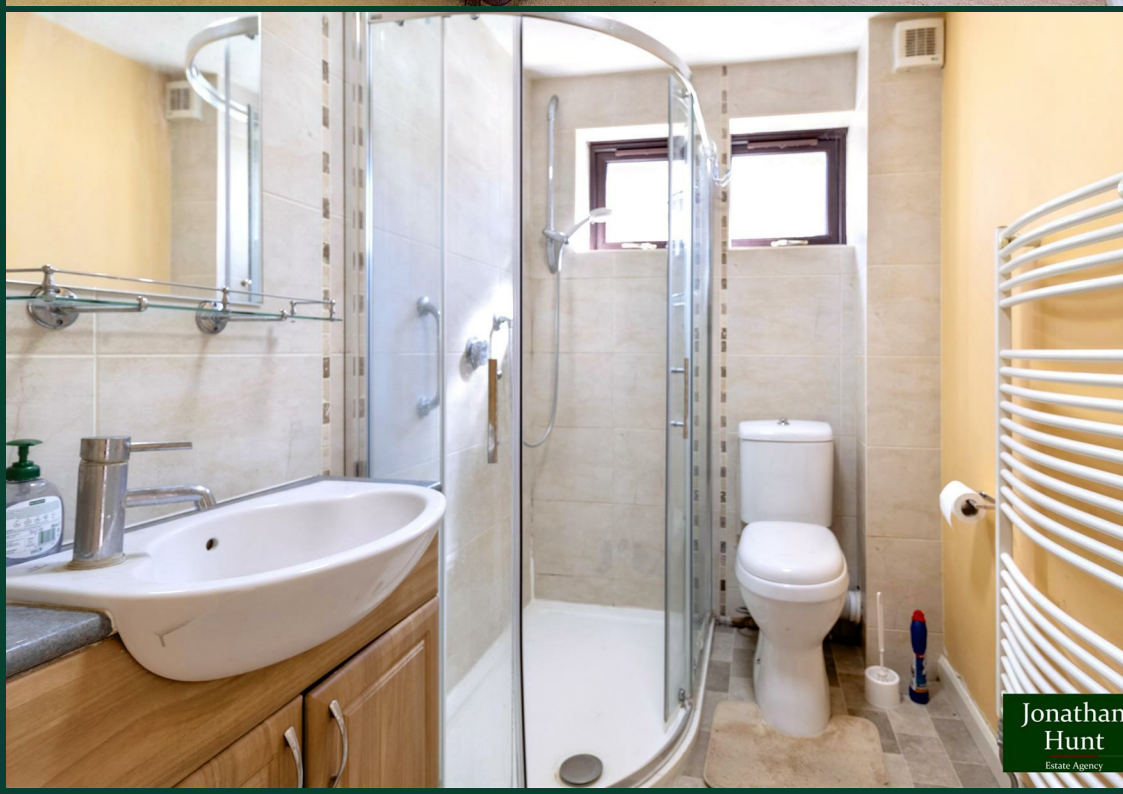
COMMUNAL GARDEN



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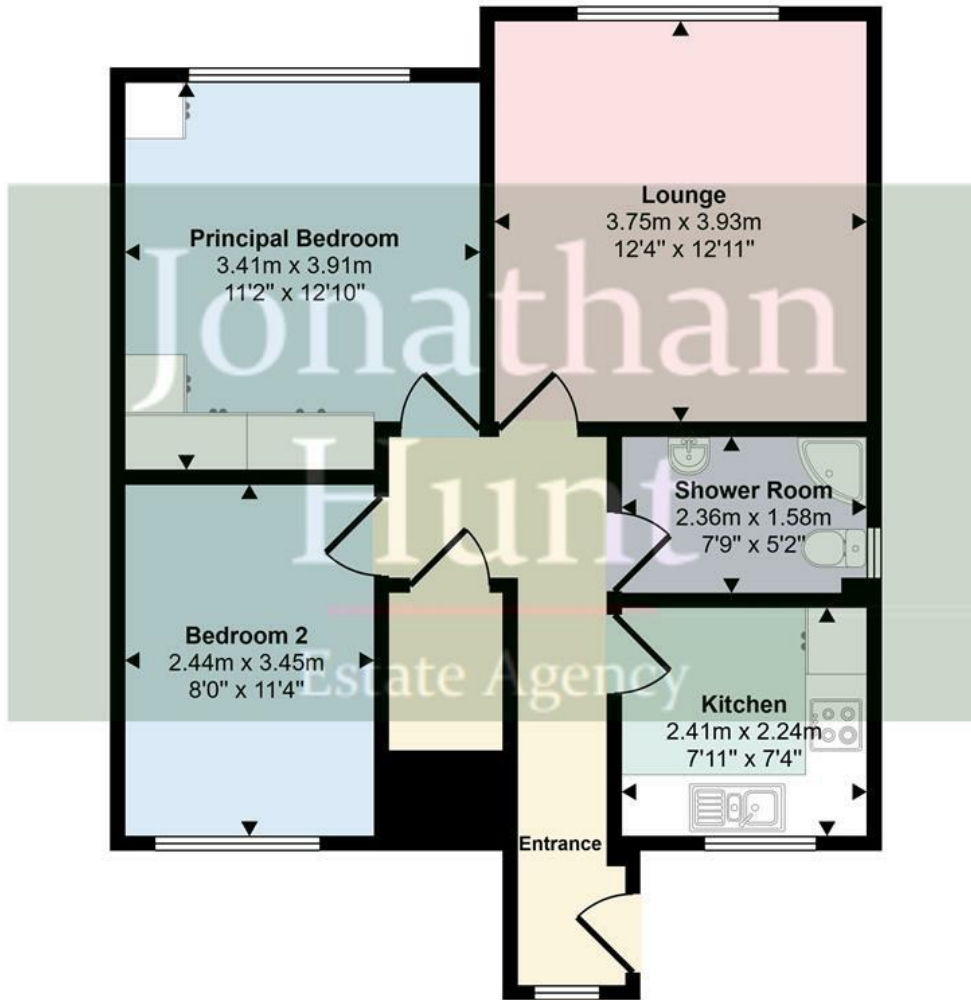
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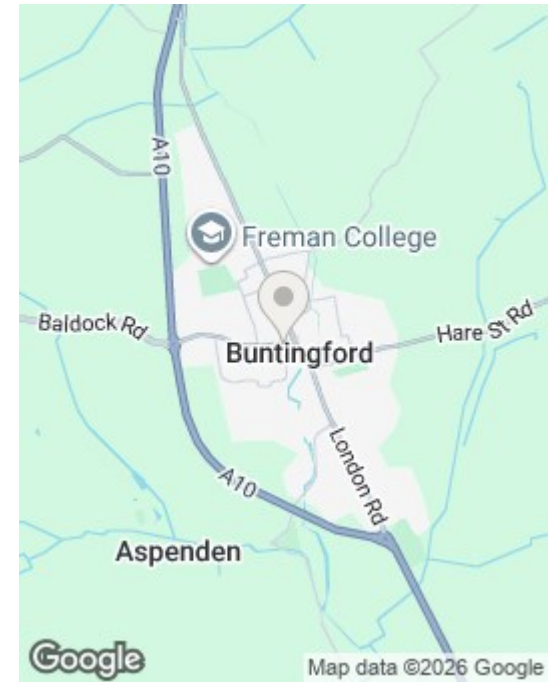


Approx Gross Internal Area
57 sq m / 616 sq ft



Floorplan

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		Current	Potential
Very energy efficient - lower running costs			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		
(55-68) D			(55-68) D		
(39-54) E			(39-54) 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			England & Wales		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	