

Jonathan Hunt

ESTATE AGENCY

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Jonathan
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15 London Road, Buntingford, SG9 9JJ

Price Guide £350,000

Chain Free

Jonathan Hunt Estate Agents are delighted to present this charming two-bedroom character cottage, offered chain free and providing an excellent opportunity for a buyer to modernise and make their own. The property is perfectly liveable as it stands, yet offers scope for improvement, including the potential to extend the kitchen as neighbouring homes have (STPP). Inside, accommodation comprises two bedrooms, a first-floor bathroom, and an open-plan kitchen/diner with bay window and feature fireplace, complemented by a rear kitchen with direct access to the garden. A true blank canvas, this cottage combines character with exciting potential, all within a level walk of the town centre and amenities. An ideal first-time purchase 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)

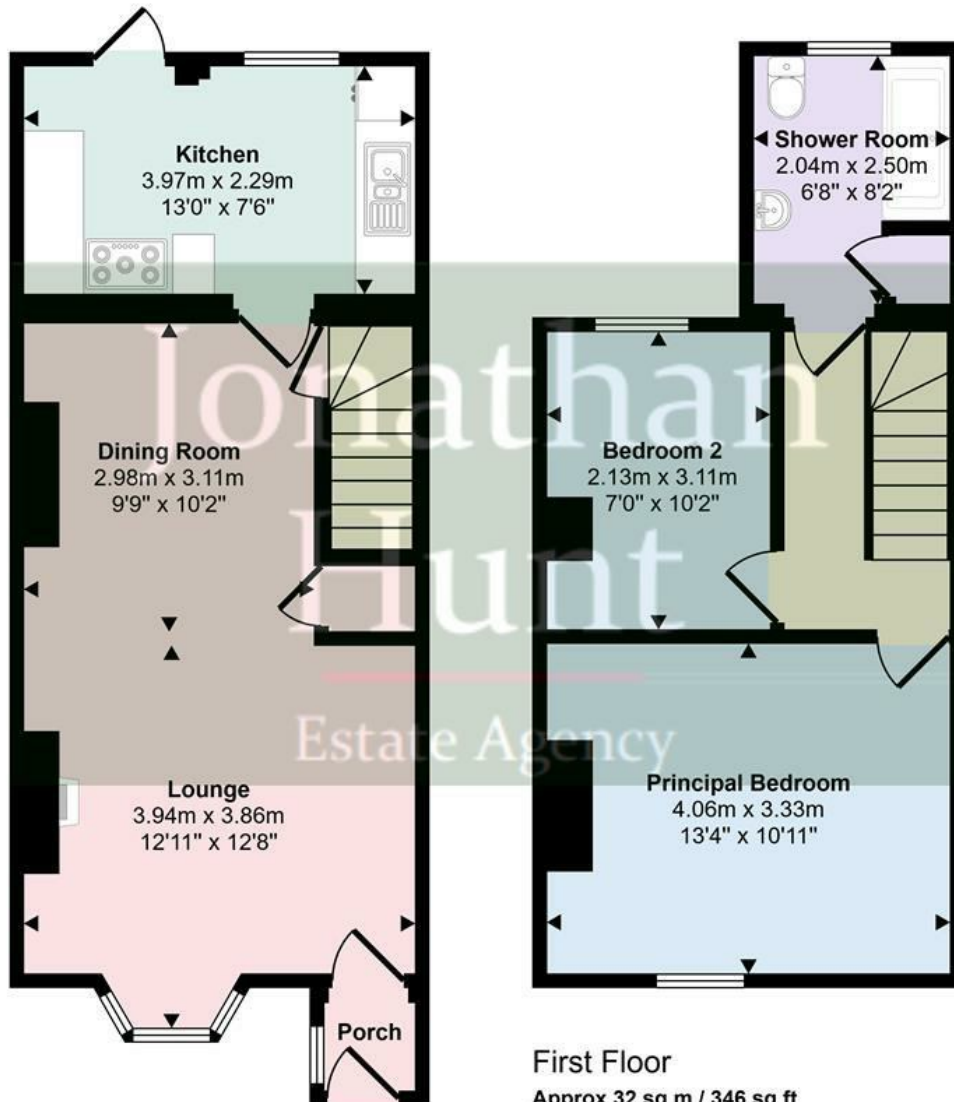
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| Energy Efficiency Rating | | Current | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 45 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC  | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|---|
| | Current | Potential |
| Very environmentally friendly - lower CO2 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 CO2 emissions | | |
| England & Wales | | EU Directive 2002/91/EC  |

Approx Gross Internal Area
70 sq m / 754 sq ft



Ground Floor
Approx 38 sq m / 408 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.