

# Jonathan Hunt

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### 3 Gatehouse Mews, SG9 9AQ

**Price Guide £310,000**

A neatly arranged one-bedroom bungalow set in a peaceful spot just a stone's throw from the High Street and all its amenities. Offered chain free and designed for comfortable over-60s living, it's a simple, practical home with everything on one level and plenty of scope to put your own stamp on it. The layout includes a bright lounge/diner, a good-sized kitchen, and a bedroom with an en-suite shower room. Outside, there's a sunny frontage with space to sit and some casual planting in pots, along with the added benefit of a shared communal gazebo and off-street parking for one vehicle. It's a perfectly placed, easy-to-manage property in a quiet location just off the High Street — ideal for someone looking for convenience, security and a home they can make their own.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

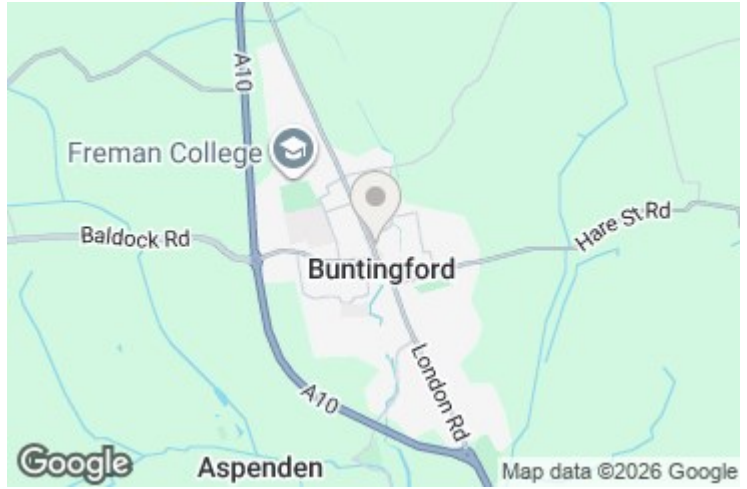
Ware Branch - Company No. 4759215 VAT No. 700174975

### 3 Gatehouse Mews, SG9 9AQ

LOUNGE DINER 18'4" x 9'10" (5.6 x 3.0)



KITCHEN 12'3" x 5'9" (3.75 x 1.76)



PRINCIPAL BEDROOM 11'6" x 8'11" (3.53 x 2.72)

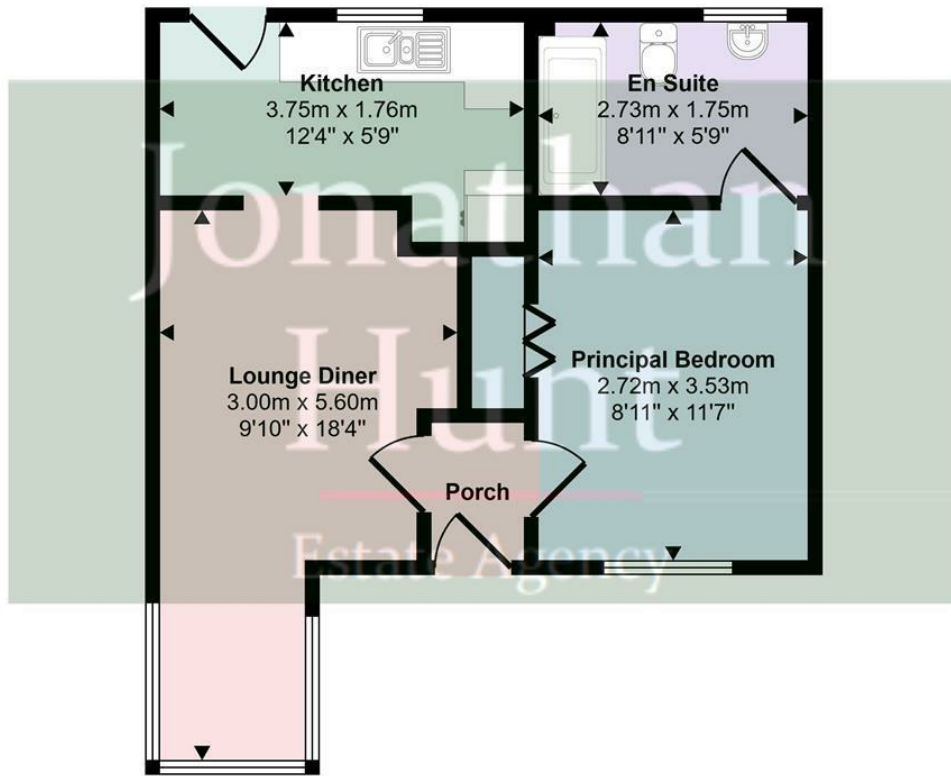


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>61</b>		<b>73</b>
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

EN-SUITE 8'11" x 5'8" (2.73 x 1.75)

Approx Gross Internal Area  
39 sq m / 419 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.