

# Jonathan Hunt

ESTATE AGENCY

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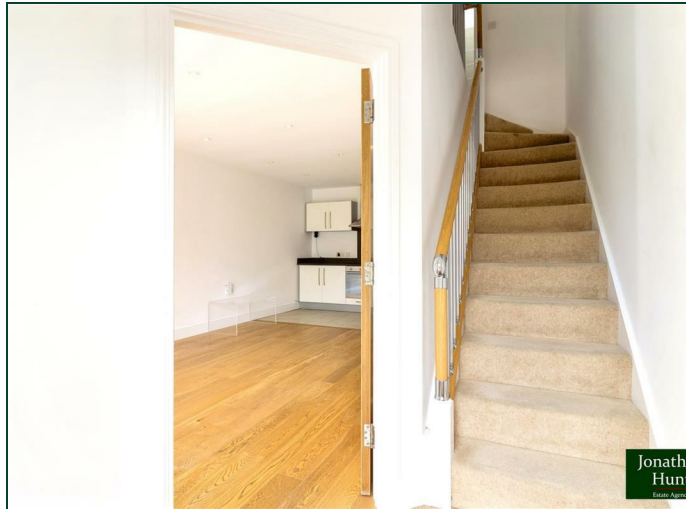
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8 Bell Barns Baldock Road, Buntingford, SG9 9FE

Price Guide £340,000

## 8 Bell Barns Baldock Road, Buntingford, SG9 9FE

An elegant three-bedroom town house tucked away in a quiet close, just a short stroll from Buntingford High Street. Set within a peaceful mews, this stylish home is arranged over three floors and benefits from underfloor heating throughout. The ground floor has a bright open-plan living area and a spacious, fully integrated kitchen with granite worktops, plus a handy WC. Upstairs, the main bedroom enjoys an en-suite shower room and Juliet balcony, with two further bedrooms and a luxury family bathroom. The top floor also features a Juliet balcony, giving the house a lovely sense of light and openness. Outside, the west-facing courtyard garden offers a private spot to unwind, and there is a single bay in the adjacent cart-shed style garage. Offered chain-free, it's a superb choice for anyone wanting a quiet setting, easy access to amenities and generous, well-designed accommodation.



**OPEN PLAN LIVING ROOM 22'10" x 11'1" (6.96 x 3.39)**

**W/C 5'7" x 2'11" (1.72 x 0.91)**

**PRINCIPAL BEDROOM 11'10" x 8'3" (3.61 x 2.52)**

**EN-SUITE 5'10" x 5'2" (1.78 x 1.59)**

**BEDROOM THREE 10'3" x 8'3" (3.14 x 2.52)**

**BATHROOM 6'10" x 5'5" (2.09 x 1.66)**

**BEDROOM TWO 15'7" x 8'9" (4.75 x 2.69)**

**AGENTS NOTES**

Estate service charge per half year £442.32.

Rushbrook & Rathbone Ltd.

Phone: 01462420201.



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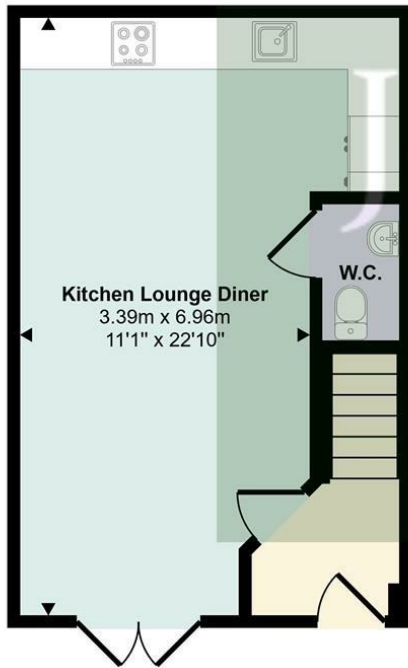
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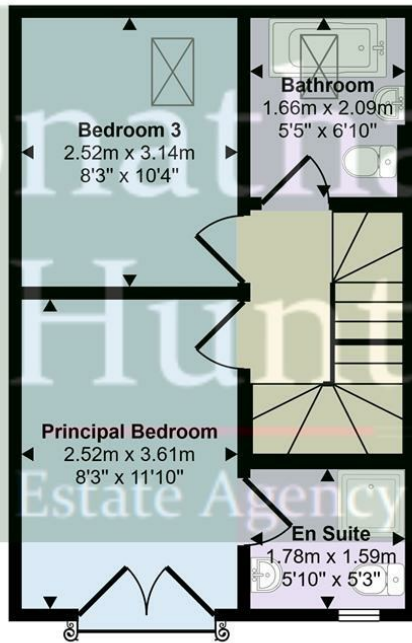
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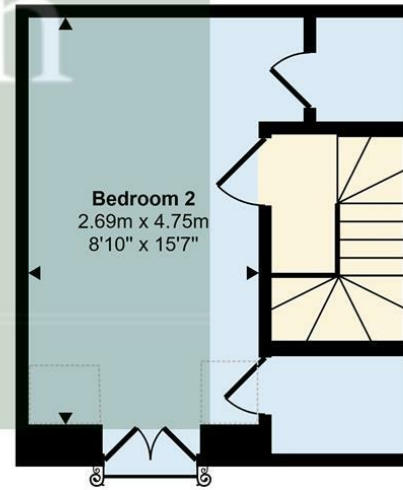
Approx Gross Internal Area  
84 sq m / 901 sq ft



Ground Floor  
Approx 31 sq m / 334 sq ft



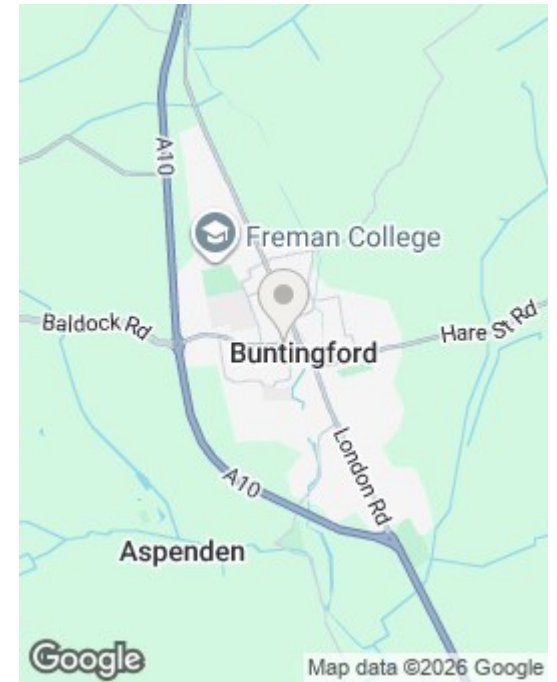
First Floor  
Approx 30 sq m / 325 sq ft



Second Floor  
Approx 22 sq m / 242 sq ft

Denotes head height below 1.5m

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	100	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>	75	(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC