



**HUNTERS**<sup>®</sup>

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20 Peasmead, Buntingford, SG9 9SF



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Asking Price £362,500

Beautifully presented two bedroom terrace home, benefitting from two allocated parking spaces and a large 65 foot rear garden. This property is situated in the popular Bovis development and is within walking distance to the High Street and amenities.

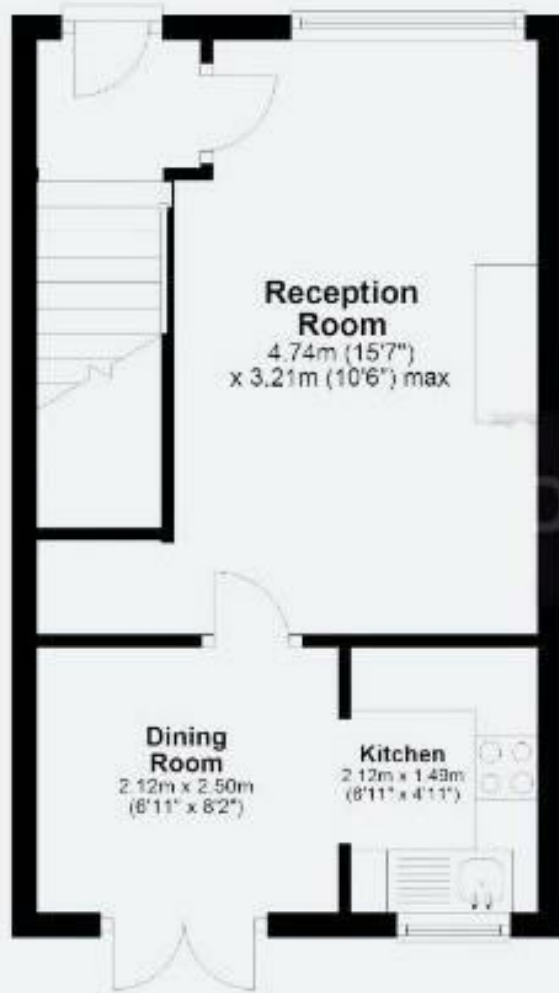
- Surprisingly spacious two double bedroom property.
- Living room with feature fireplace.
- Kitchen dining room with French doors out onto sun terrace.
- Refitted bathroom benefitting from power shower over bath with handset and drench head.
- Amazing outside space with 65 foot rear garden.
- Off street parking.



Hunters Buntingford 34 High Street, Buntingford, SG9 9AQ | 01763 272391  
buntingford@hunters.com | www.hunters.com

## Ground Floor

Approx. 29.5 sq. metres (317.0 sq. feet)



## First Floor

Approx. 27.8 sq. metres (299.0 sq. feet)



**Total area: approx. 57.2 sq. metres (616.0 sq. feet)**

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Plan produced using PlanUp.

## Ground Floor

### Entrance

Pitched roof canopy over. Half glazed uPVC front door. Carriage lamp to side.

### Entrance Hall

4'1" x 3'8"

Stairs to first floor. Radiator. Door to living room.

### Living Room

15'6" x 9'7"

uPVC window to front. Two radiators. Feature fireplace housing electric flame effect fire. Archway to under stairs cupboard. Door to:

### Kitchen Dining Room

12'11" x 8'11"

uPVC window to rear. uPVC French doors to rear. Range of eye and base level units. Inset stainless steel sink. Space and plumbing for washing machine. Space for slot in cooker. Space for fridge freezer. Extractor hood. Metro style tiled splash backs. Radiator. Inset ceiling lights to kitchen.

## First Floor

## Landing

6'2" x 5'3"

Loft access. Doors to all first floor rooms.

## Bedroom One

10'1" x 9'10"

uPVC window to front. Radiator. Built in double wardrobe. Over stairs airing cupboard housing factory lagged hot water tank.

## Family Bathroom

6'11" x 5'7"

White suite comprising panel bath with power shower over with both handset and drench head, Glass shower screen. Vanity unit with ceramic wash hand basin. Low level WC with centre flush. Extractor fan with isolator switch. Extensive tiling. Chrome ladder style heated towel rail.

## Bedroom Two

8'5" x 13'1"

Two uPVC windows to rear. Radiator.

## Outside

### Front Garden


Area laid to lawn. Mature flower beds. Steps up to front door.

## Rear Garden

Large sun terrace with pergola over. Outside tap and power points. Large lawned area. Mature shrubs and trees. Gated rear access. Large apex roof shed with power.

## Parking

Two allocated parking spaces. The closest two to the property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











