



HUNTERS[®]
HERE TO GET *you* THERE

12 Ermine Court, Buntingford, SG9 9HY

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Asking Price £325,000

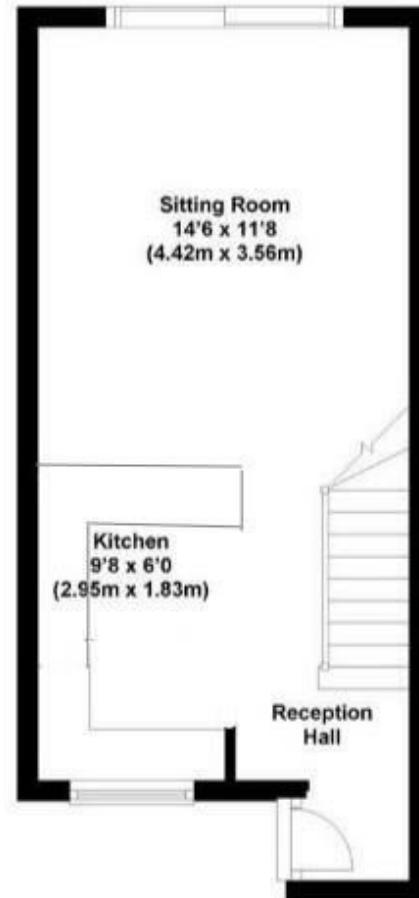
Set so close to the Town centre, you can walk there in under two minutes! Two bedroom mid terrace property with open plan ground floor with French doors out onto West facing rear garden. Allocated parking space. Available with no upward chain.

- Contemporary finished, centrally located home.
- Open plan living with "Howdens" Kitchen with integrated appliances.
 - Family bathroom with white suite.
 - Living area, pre wired for flat screen TV.
- French doors opening onto west facing courtyard style garden.
 - Small front garden and allocated parking
 - uPVC window and gas fired central heating.
 - NO UPWARD CHAIN

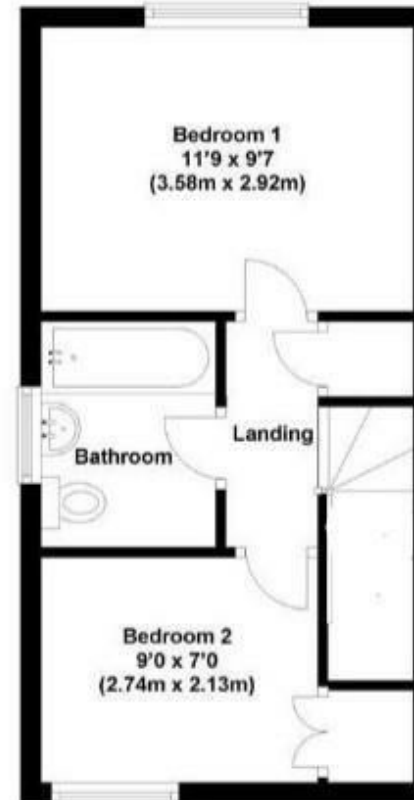
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Floorplan

Ground Floor



First Floor



Approx gross internal floor area 53 sqm (575 sqft)

Ground Floor

Entrance

Entrance Hall

Entrance Hall

Half glazed hardwood front door. Radiator with thermostatic valve. Turning stairs to first floor. Inset ceiling lights. Inset coir mat. Opening out to:

Kitchen Area

"Howdens" kitchen finished in gloss black, comprising range of eye and base level units with soft closures. Contemporary wood effect roll top work surfaces. Inset stainless steel single bowl, single drainer sink with swan neck monobloc tap. Inset four ring gas hob with matching electric fan oven below. Glass and stainless steel cooker hood over. Built in fridge, freezer (new in 2021 with 5 year guarantee) and washer drier. Extended breakfast bar. Extensive contemporary styled tiled splash backs with high light glass infill. Chamfered edge wood flooring to kitchen area only.

Living Area

Full height contemporary style radiator with thermostatic valve. Inset ceiling lights. Pre wired for wall mounted flat screen TV. Large under stairs cupboard.

First Floor

Landing

Galleried landing. Loft access. Airing cupboard with slatted shelving. Inset ceiling lights. Six panel Victorian style doors with chrome fittings to:

Bedroom One

New Upvc window to rear with radiator below with thermostatic valve. Inset ceiling lights.

Family Bathroom

White suite comprising contemporary style vanity unit with mirror above and inset wash hand basin with

chrome monobloc tap and pop up waste. Low level WC with centre flush. P bath with hinged glass shower screen, chrome mixer tap with handset shower head. Chrome ladder style towel rail. Fully tiled with slate and glass inserts. Inset ceiling lights. Ceiling mounted extractor fan. Amtico style slate effect floor.

Bedroom Two

New Upvc window to front with radiator below with thermostatic valve. Inset ceiling lights. Good sized built in cupboard with hanging rail.

Outside

Front Garden

Established borders with mature shrubs, path to front door, carriage lamp, allocated parking space.


Boiler Cupboard

To right of front door. Power and light and Ideal Logic new in 2022 with 10 year guarantee, gas fired boiler.

Rear Garden

Westerly facing courtyard style rear garden with shingle beds and york stone style patio area. Carriage lamp. External power point. Wall mounted retention stays for French doors.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.



