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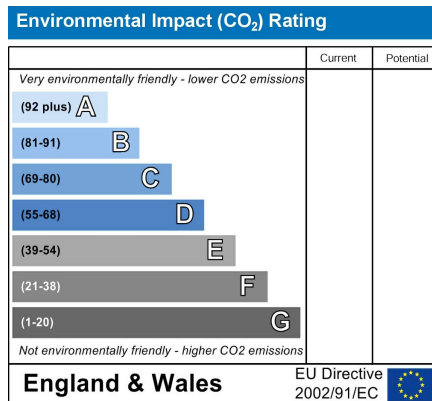
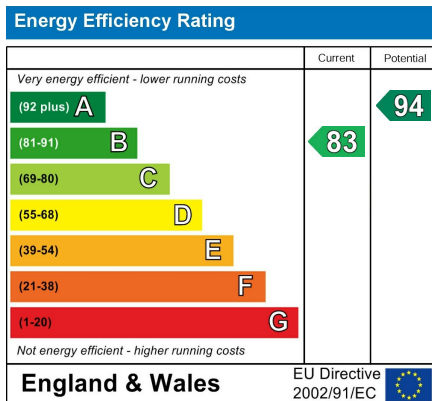
20, Spencer Close, Buntingford, SG9 9GB
50% Shared Ownership

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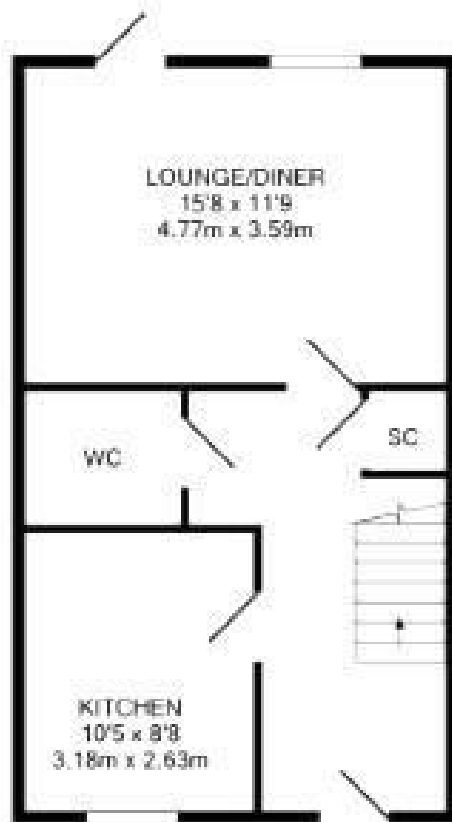
Price £215,000 50% Shared Ownership

Nestled in the charming Spencer Close, Buntingford, this delightful 1,121 sqft semi-detached house offers a perfect blend of comfort and style. Boasting one reception room, three double bedrooms, and a well-appointed kitchen and allocated parking for two vehicles this property is ideal for those seeking a cosy yet spacious home. Situated on the edge of the sought-after Knights Walk development, this home offers not only a tranquil environment but also stunning views. The beautifully styled interiors create a warm and inviting atmosphere, making it a place you'll be proud to call home.

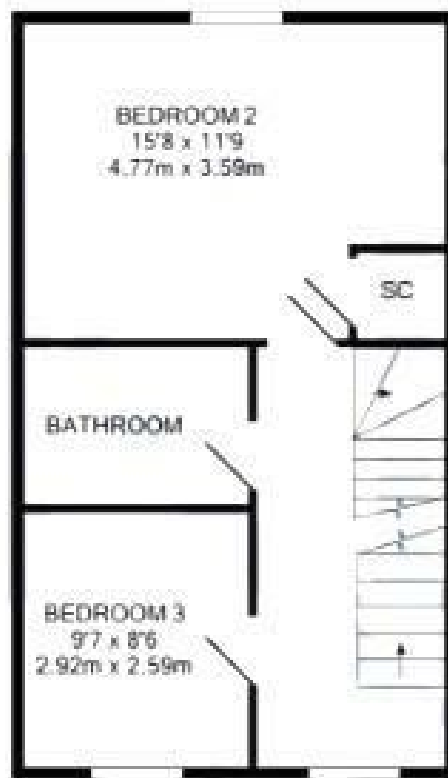
- Shared ownership 50%
- Two allocated parking spaces
- Beautifully styled
- Part buy, part rent. Rental figure £760 pcm
- Chain free!
- Three double bedrooms
- Downstairs cloakroom
- Landscaped rear garden
- Still under 12 year NHBC warranty
- Walking distance to High Street



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GROUND FLOOR
APPROX. FLOOR
AREA 428 SQ. FT.
(39.7 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 428 SQ. FT.
(39.7 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 268 SQ. FT.
(24.7 SQ. M.)

TOTAL APPROX. FLOOR AREA 1121 SQ. FT. (104.2 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Entrance

Canopy Porch. Security light.

Entrance Hall

Timber and glazed front door. Wood effect flooring. Radiator. Consumer unit. Radiator. Turning stairs to first floor. Doors to:

Kitchen

10'5" x 8'7"

Taupe gloss eye and base level units with wood effect countertop. Electric oven with 4-ring gas hob and extractor over. Integrated dishwasher. Houses boiler. Space for fridge/freezer. Stainless steel sink. Extractor fan. Tiled floor. Window to front aspect. Radiator.

Cloakroom

Pedestal wash hand basin. Low level flush w/c. Radiator. Extractor fan. Tiled floor.

Lounge / Diner

15'7" x 11'9"

Wood effect flooring. Window and glazed door to garden aspect. Radiator.

Utility Cupboard

Understairs utility cupboard with space and plumbing for washing machine and space for a tumble dryer. Shelving.

First Floor

Landing

Window to front aspect. Radiator. Stairs to second floor. Doors to:

Bedroom Two

15'7" x 11'9"

Large storage cupboard. Window to rear aspect. Radiator.

Bedroom Three

9'6" x 8'5"

Window to front aspect. Radiator.

Bathroom

Panel bath with shower over. Pedestal wash hand basin. Low level flush w/c. Chrome ladder style radiator. Wood effect floor. Extractor fan.

Second Floor

Landing

Large storage cupboard. Door to:

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.

Bedroom One

19'10" x 12'1"

Range of complementary wardrobes and drawer sets. Window to front aspect. Two Velux windows to rear aspect. Radiator. Access to partially boarded loft.

Outside

Front

Compact front garden with shrubs and path leading to front door and side gate.

Rear Garden

Two patio areas. Laid to lawn. Timber sheds. Side access. Outside lights. Outside tap.

Parking

Allocated parking for two vehicles located in front of the property. Plus multiple visitor spaces.

Agents Note

Gas and electricity current supplier S.S.E.

Water with Affinity Water

Broadband with B.T.

Boiler serviced 2023

Loft partially boarded. (no ladder).

Service charge £59.77 per month includes grounds maintenance.

Part buy, part rent. Rental figure £760 pcm

Shared Ownership

Sold as share ownership. Please complete and pass eligibility form prior to arranging a viewing.

<https://assets.publishing.service.gov.uk>

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[/Homes_England_shared_ownership_affordability_calculator_-_April_2022_update_-_FINAL_FOR_PUBLICATION.xls](#)

Please email buntingford@hunters.com for digital copy of the eligibility form.







