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HERE TO GET *you* THERE

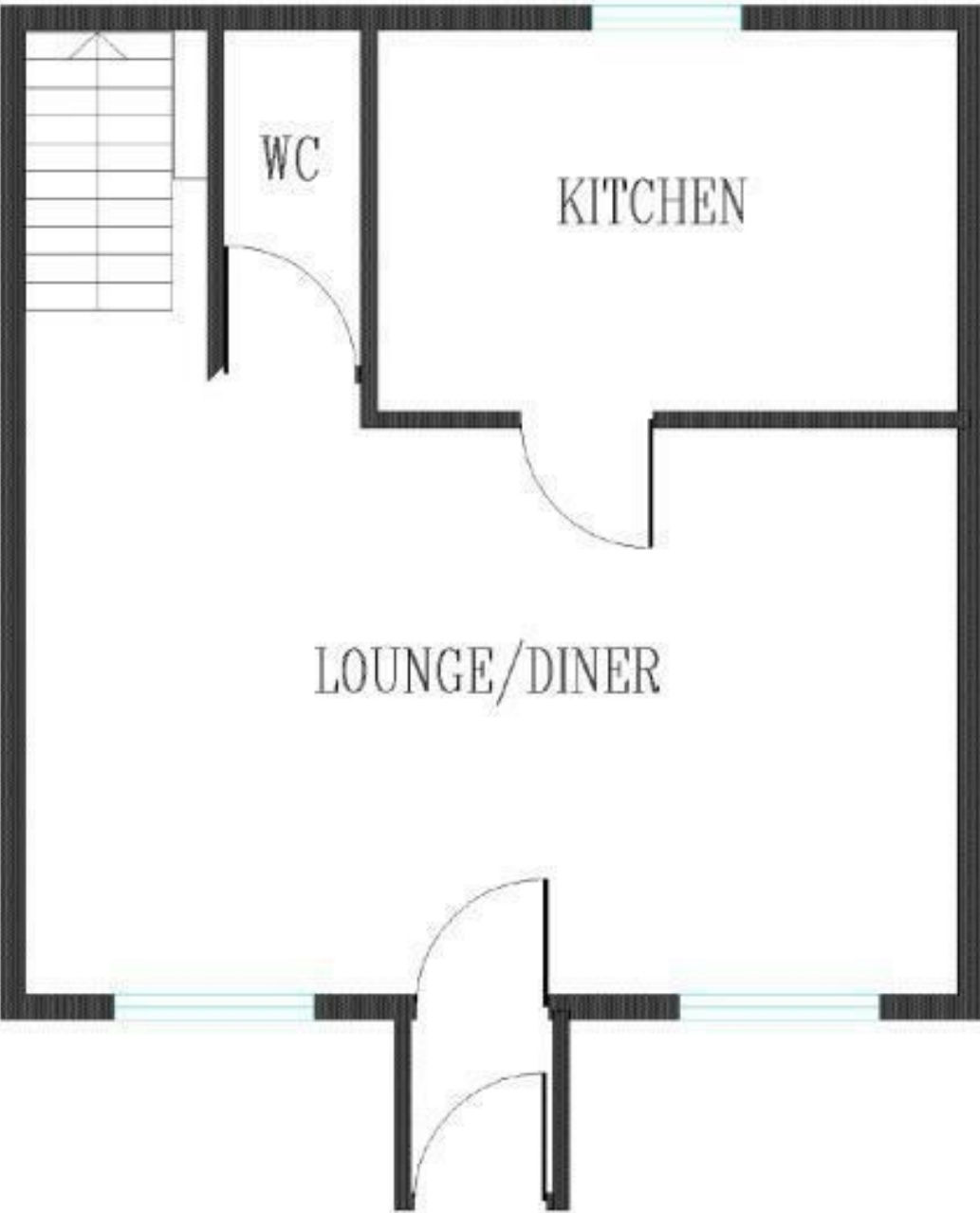
3, Anvil Court, High Street, BUNTINGFORD, Hertfordshire,
SG9 9AD

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Asking Price £390,000

Superb central location within a very short walk of local shops and facilities. A rare opportunity to acquire a two bed two bath property with parking off the High Street.

- Mews style home.
- Large Lounge / dining room.
- Master Bedroom with en suite shower room.
- Patio garden to front.
- Convenient central location.
- Fitted Kitchen. Downstairs cloakroom.
- Bedroom Two & Bathroom.
- Two allocated parking spaces.



Ground Floor

Entrance

Half glazed composite front door.

Entrance Porch

Laminate flooring, radiator. Door to:

Lounge / Dining Room

19'2" x 11'8" (5.84m x 3.56m) - Dual windows to front aspect, laminate flooring, 2 radiators, coved cornice ceiling, tv points to either side of room, 6 power points, stairs to first floor.

Cloakroom

Comprising low level wc, wash hand basin, laminate flooring, extractor fan.

Kitchen

12'3" x 7'6" (3.73m x 2.29m) - Fitted with a matching range of light wall and base units with roll edge work surfaces, single drainer 1 & 1/2 bowl sink unit and mixer tap, integrated oven and grill with 4 plate gas hob and extractor fan fitted, integrated fridge, plumbing for washing machine, tiled splash backs, obscure glazed window to rear, wall mounted gas fired boiler.

First Floor

Landing

Obscure window to side, wired smoke alarm, access to boarded loft via ladder, storage cupboard with radiator. Door to:

Master Bedroom

13'1" x 11' < 12'3" (3.99m x 3.35m < 3.73m) - Window to front aspect, laminate flooring, TV aerial socket, radiator. 6 x power points, Door to:

En Suite Shower Room

Comprising shower cubicle with wall mounted electric shower, pedestal wash hand basin, low level wc, tiled splash backs, radiator, velux window to rear.

Bedroom Two

9'10" x 7'9" (3.00m x 2.36m) - Window to front aspect, laminate flooring, TV aerial socket, 6 power points, radiator.

Bathroom

White three piece suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, tiled splash backs, radiator, velux window to rear.

Outside


Front Garden

Small patio area to front. Outside storage shed.

Parking

2 Private parking spaces.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(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.



