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HERE TO GET *you* THERE

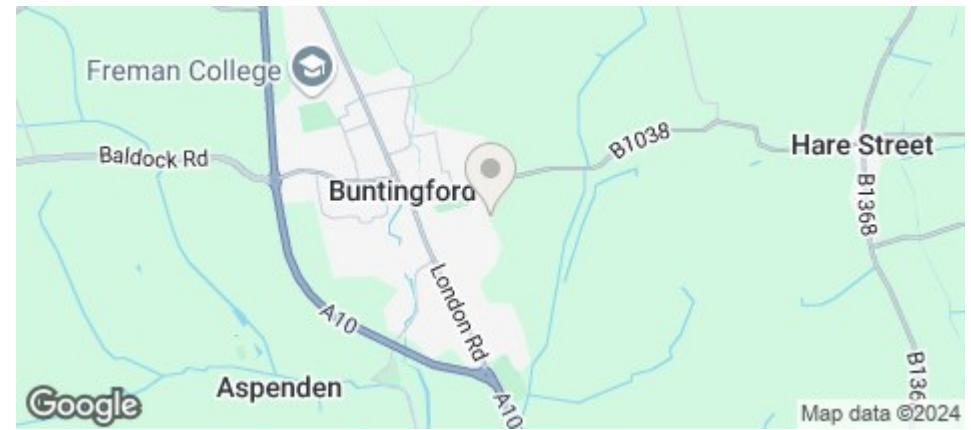
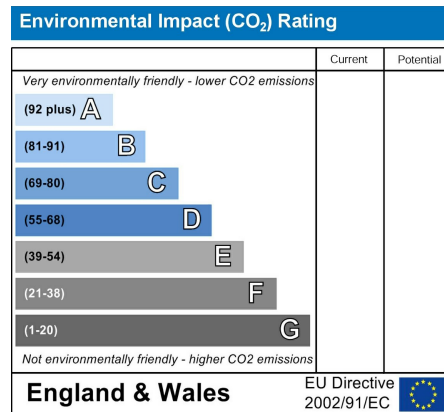
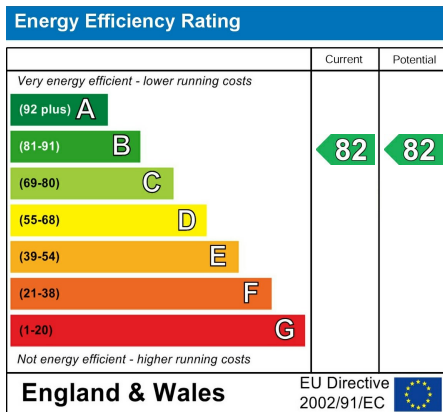
80, Dray Gardens, Buntingford, SG9 9GX - Shared Ownership

80, Dray Gardens, Buntingford, SG9 9GX

Price £71,250 for shared ownership OR £285,000 for outright purchase

Rare opportunity to purchase this two bedroom ground floor maisonette on the Wheatley Homes development. Spacious living accommodation with ample storage including fitted wardrobes, two deep storage cupboards, a loft and a shed! Benefitting from communal gardens, allocated parking plus visitors parking within easy walking distance to the High Street. Offered as full value or shared ownership. Eligibility for shared ownership: You are unable to purchase a suitable home to meet your housing needs on the open market (100% ownership). You do not already own a home or you will have sold your current home before you purchase. The prioritise will be given to people live or work in the Borough

- Two bedroom ground floor maisonette
- Well equipped kitchen
- Communal gardens
- Rent £545 pcm (shared ownership scheme)
- Large dual aspect sitting room
- Ample storage including loft space, shed, two large storage cupboards and fitted wardrobes
- Offered as shared ownership
- Service charge £250 pa



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Approximate Gross Internal Area
67.86 sq m / 730.43 sq ft

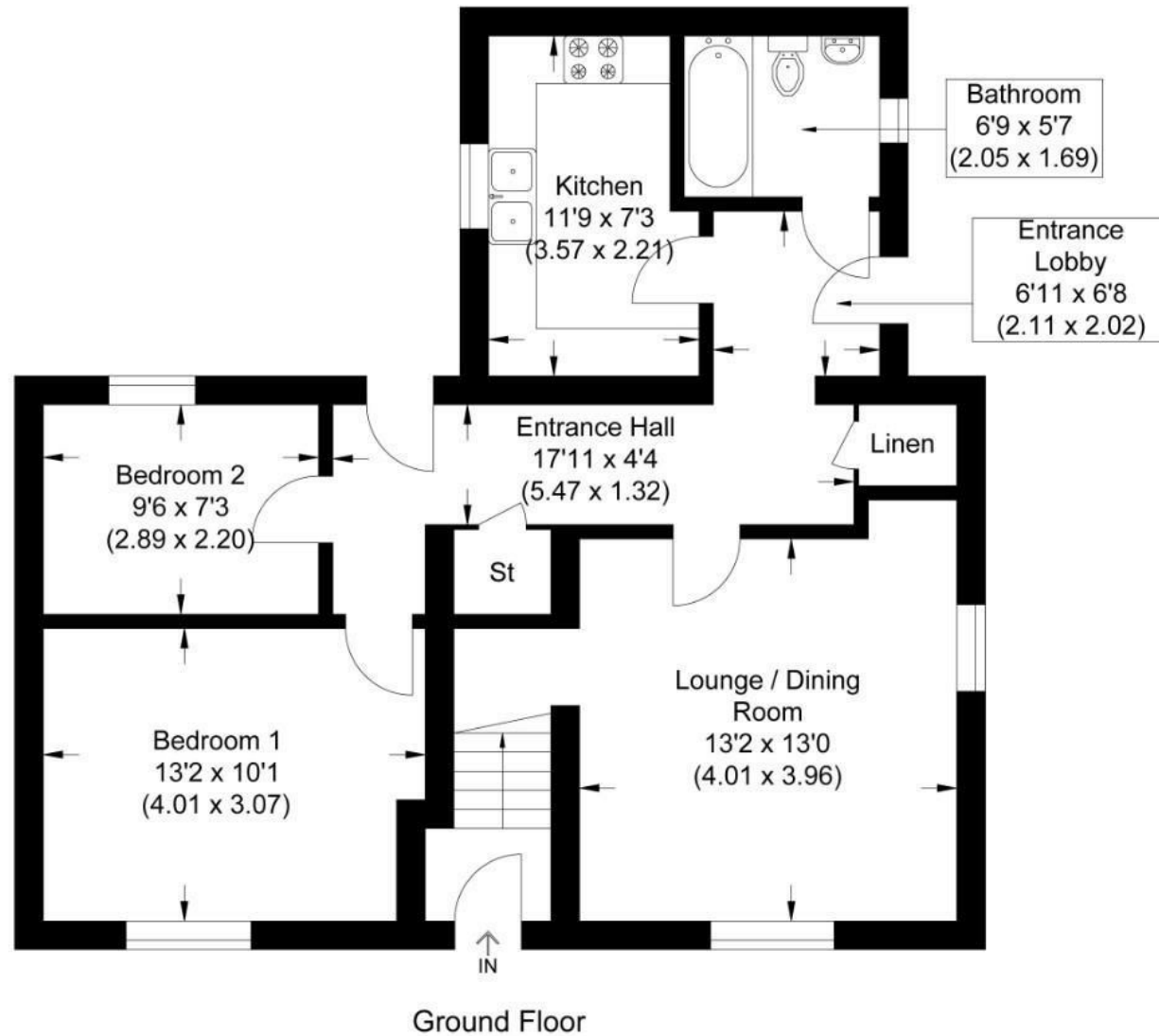


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

Front

Mature shrubs and path leading to entrance.

Entrance

Timber front door. Carriage lamp.

Entrance Lobby

6'7" x 6'11"

Inset matting. Opens through to entrance hall. Doors to kitchen and bathroom. Opens through to:

Entrance Hall

17'11" x 4'3"

Radiator. Access to loft (not boarded, no ladder, has light). Two deep storage cupboards. Back door to communal garden.

Kitchen

7'3" x 11'8"

Fitted with a range of white gloss wall and base level units with laminate work top over. Integrated dishwasher, fridge/freezer, oven with 4 ring gas hob and extractor over. Stainless steel 1 1/2 sink and drainer. Window to rear aspect. Radiator. Space for washing machine. Houses Worcester boiler.

Lounge

12'11" x 13'1"

Dual aspect with windows to the front and side aspect. Radiator.

Master Bedroom

10'0" x 13'1"

Window to side aspect. Double mirrored fitted wardrobes. Radiator.

Bedroom Two

7'2" x 9'5"

Window to rear aspect. Radiator.

Bathroom

5'6" x 6'8"

Panel bath with shower over and glass shower screen. Pedestal wash hand basin. Low level flush w/c. Chrome ladder style radiator. Vinyl flooring. Extractor fan. Obscure window to front aspect.

Outside

Small shed comes with the property, situated in the communal area.

Communal Garden

Communal garden accessed directly from the back door of the property. The developer has given vendors permission to erect fence around garden. (On file)

Parking

One allocated parking space plus visitors parking.

Agents Note

Housing Association B3 Living

25% shared ownership rent £545 p.c.m. Lease 125 years from 2018

Service charge £250 p.a.

Boiler last service September 2023

Eligibility

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