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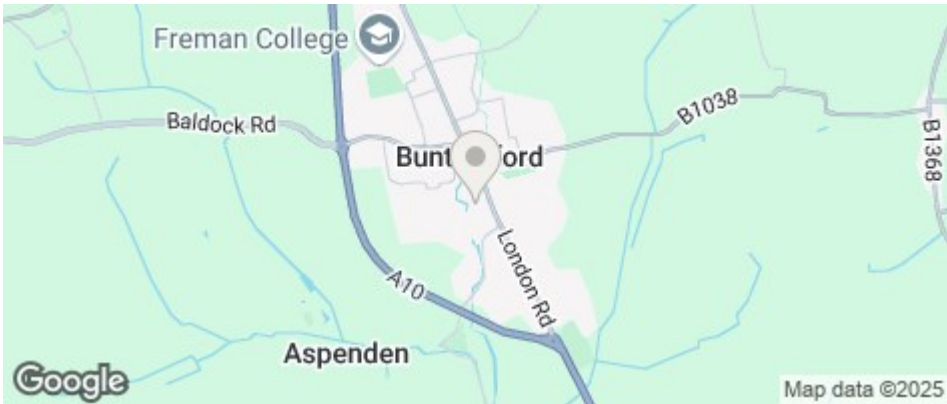
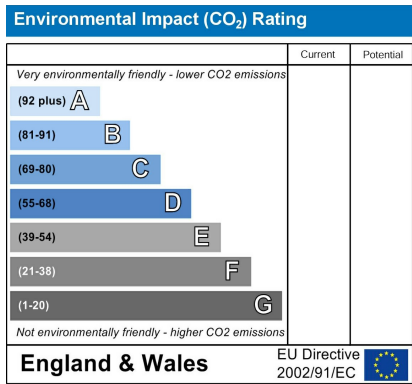
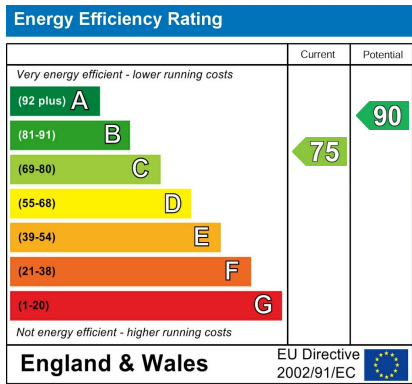
84 Downhall Ley, Buntingford, SG9 9JT

# 84 Downhall Ley, Buntingford, SG9 9JT

Price £325,000

On the popular development of Downhall Ley, Buntingford, this immaculate two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property is further enhanced by the convenience of a car port, providing secure parking. Offered chain free. Potential rental income for investors circa £1,250 pcm. Yield 4.61%

- Two bedroom terraced home.
  - Rear gated access to car port.
  - Double length walk-in shower.
  - Easy walking distance to the High Street.
- Immaculate throughout.
  - Re-fitted kitchen.
  - Pretty outlook to the front
  - Popular development.



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**Entrance**

Front door to:

**Entrance Lobby**

Door to:

**Lounge / Diner**

13'6" x 12'2"

Bay window to front aspect. Two radiators. Stairs to first floor. Large understairs cupboard. French doors to patio.

**Kitchen**

(12'2" x 9'4")

Re-fitted kitchen with a range of white gloss eye and base level units with wood effect countertops and metro tiled splashbacks. White drainer and sink with mixer tap. Integrated oven with 4 ring gas hob and extractor over. Space for washing machine and fridge/freezer. Wood effect flooring.

**First Floor****Landing**

Access to shelved airing cupboard. Access to insulated loft. Doors to:

**Bedroom One**

(10'4" x 8'11")

Window to front aspect. Radiator. Over stairs storage cupboard. Built in wardrobe.

**Bedroom Two**

(9'2" x 7'2")

Window to rear aspect. Radiator.

**Bathroom**

Double length walk in shower cubicle. Low level flush w/c, vanity wash hand basin. Tiled splashbacks. Vinyl flooring. Chrome ladder style radiator. Obscure window to rear aspect.

**Outside****Front**

Lawn area. Access to:

**External Storage**

Brick storage shed houses boiler.

**Garden**

Paved patio. Artificial lawn. Rear gated access to car port.

**Carport**

Accessed via the rear gate.

**Agents Note**

\*\*Boundary to the front is the strip of land leading to the edge of the development.

\*\*Probate in progress January 2025.

\*\*Loft insulated. Not boarded.

\*\*Boiler installed 2019. Regularly serviced.









