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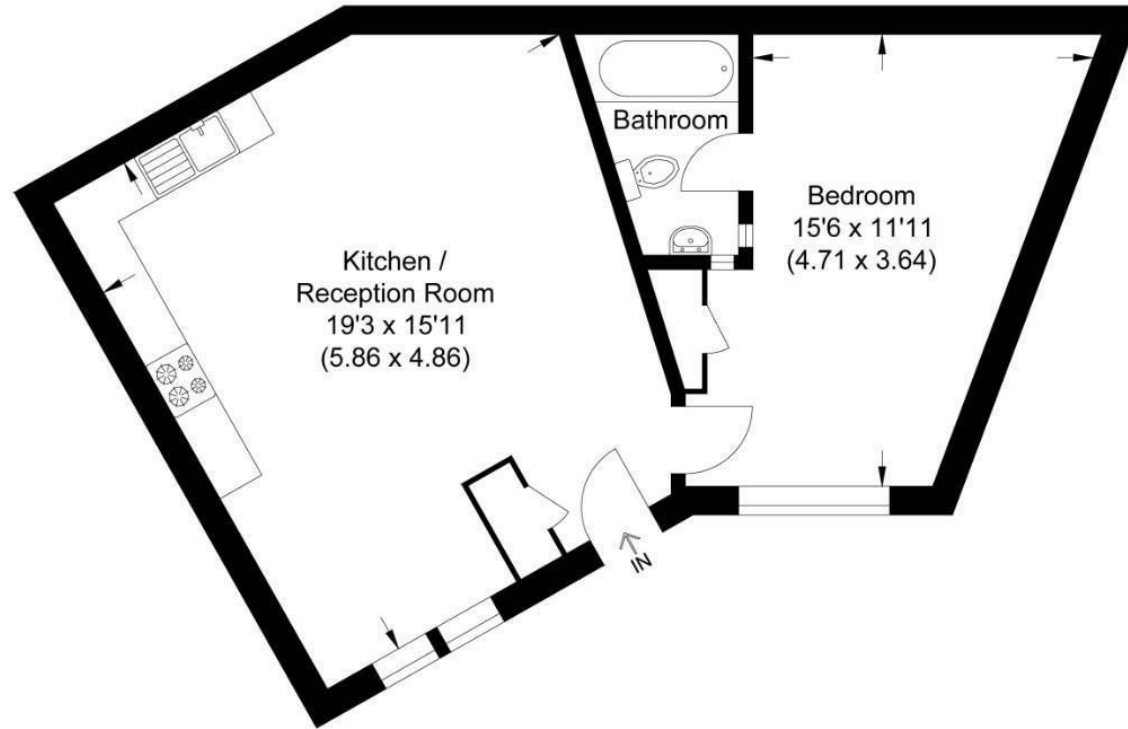
3 Wyddial Bury Mews, Wyddial, Buntingford, SG9 0EL

## 3 Wyddial Bury Mews, Wyddial, Buntingford, SG9 0EL

Asking Price £250,000

We are pleased to offer this single storey Grade II listed property dating back to 1867 for the first time since its conversion in 2002. The property which has plenty of character and charm benefits from a large open plan living area and kitchen, refitted bathroom and large double bedroom. There is a lovely South facing garden and communal parking. The property is offered chain free. The property would make an ideal rental with a potential of £1200 PCM.

Approximate Gross Internal Area  
47.39 sq m / 510.10 sq ft



Ground Floor

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

### Entrance

Solid timber door with storm porch canopy over and carriage lamp to side.

### Reception / Kitchen

Two double glazed windows to front. Two radiators. Storage cupboard housing Worcester gas fired central heating boiler, meters and RCD fuse box. Range of eye and base level units with inset stainless steel sink, inset four ring electric hob with electric oven below and extractor hood over. Space and plumbing with Indesit washing machine. Space with new upright Logic fridge freezer. Tiled splashbacks. Inset ceiling lights over kitchen and dining area, two wall washer lights to sitting area. Vaulted ceiling with exposed beams. Exposed brickwork. Solid timber door to bedroom. Loft access over kitchen area.

### Bedroom

Two radiators. Window to front. Vaulted ceiling. Exposed beams. Two wall washer lights. Solid wood door to en suite bathroom.

### En Suite Bathroom

Refitted to a high standard. Two glazed brick stacks allowing natural light from bedroom. White suite comprising panel bath with telephone handset mixer tap, new electric shower over and glass shower screen. Low level WC and pedestal wash hand basin. Extractor fan. Fully tiled throughout. Radiator. Loft access.

### Outside

### Garden

South facing with sun terrace, area laid to lawn, outside tap and surrounding picket fence with matching gate.

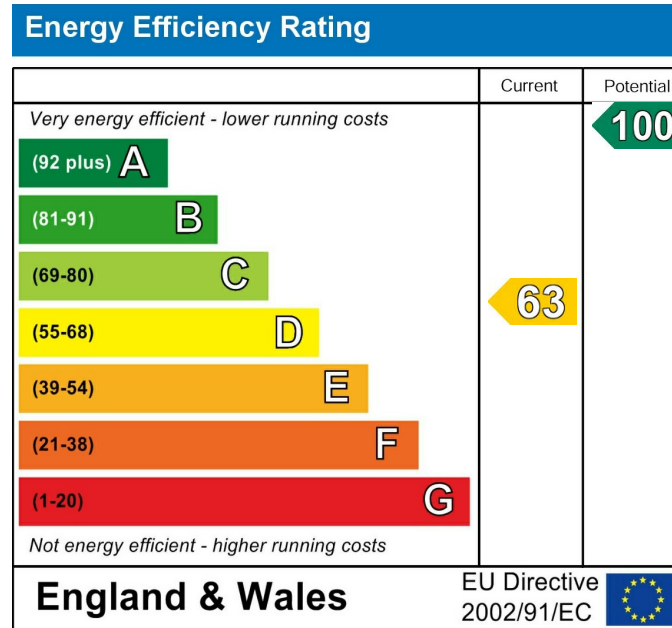
### Parking

Communal off road parking area.

### Agents Note

Boiler serviced September 2024.

Grazing available by arrangement May 2025



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.











