



iwestates.com

10e The Barn High Street, Buntingford, SG9 9AG

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£1,850 Per Month

Unique Property available to rent, located in the High Street of Buntingford, this charming detached Grade II listed converted barn offers a perfect blend of modern comfort and historic charm. Boasting one reception room, a good size kitchen / diner with integrated white goods , three cosy bedrooms, and two stylish bathrooms this property is ideal for those seeking a peaceful retreat.

Spanning 1,027 sq ft, the detached barn conversion has been completely refurbished to a high standard, ensuring a comfortable and contemporary living space. The property features a private courtyard garden, providing a tranquil outdoor escape.

One of the standout features of this property is its unique location - situated on High Street yet offering a secluded ambiance, allowing residents to enjoy the best of both worlds. With parking available for up to two vehicles.

EPC Rating E

Council Tax Band E

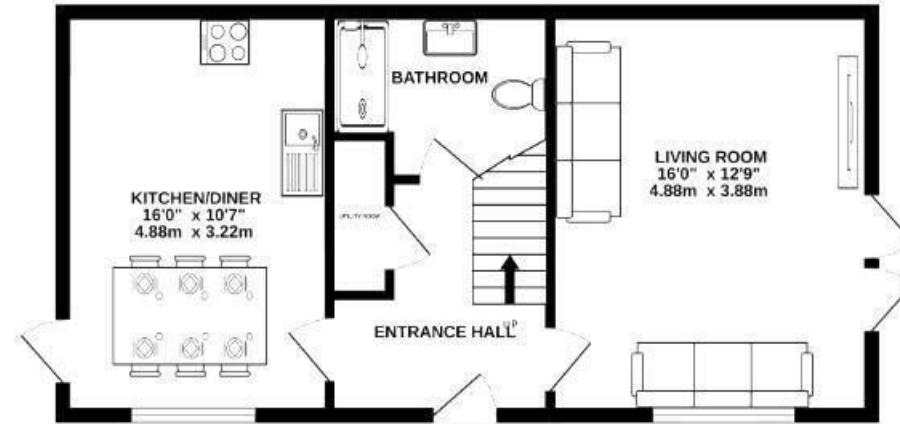
Holding Deposit £426.00 (equivalent to 1 weeks rent)

Deposit £2134.00

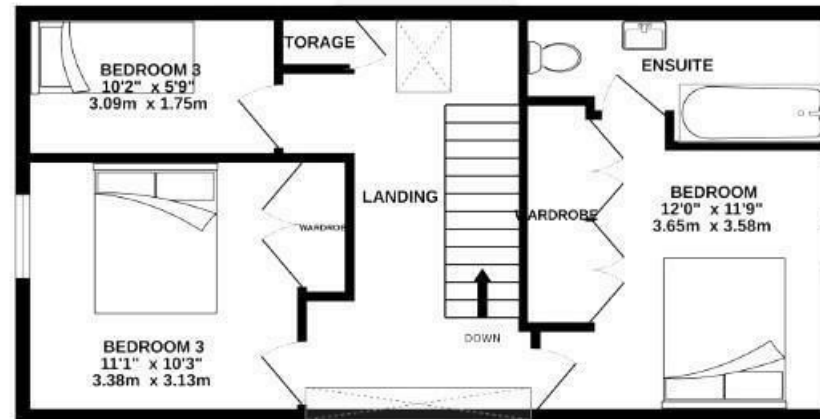
Buntingford Lettings 34 High Street, Buntingford, Hertfordshire SG9 9AQ | 01763 272 391

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GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 1027 sq.ft. (95.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Entrance

Gravel drive leading to entrance door, side gate and parking area.

Entrance Hall

Timber front door Gloss white tiled flooring. Radiator. Conservation ceiling skylight. Inset ceiling lights. Stairs to first floor. Doors to:

Lounge

16'0" x 12'9"
Period feature window to front aspect. Double glazed doors to courtyard. Gloss white tiled flooring. Inset ceiling lights.

Kitchen/Diner

16'0" x 10'7"
Fitted with a range of eye and base level units and complementary work top over. Stainless steel sink. Integrated oven and 4 ring electric hob with stainless steel extractor over. Integrated microwave. Gloss white tiled floor. Period feature window to front aspect. Double glazed French door to side access. Double glazed window to side aspect. Inset ceiling lights.

Utility

Space and plumbing for washing machine. Tiled floor.

Shower Room

Fully tiled. Shower cubicle. Vanity wash hand basin with cupboards beneath. Chrome heated towel rail. Low level flush w/c. Houses boiler. Understairs cupboard. Inset ceiling lights. Extractor fan.

First Floor

Galleried Landing

Airing cupboard. Velux window to rear aspect. Access to loft. Doors to:
Boarded ladder, boarded, insulated. Light.

Bedroom One

12'0" x 11'9"
Double glazed window to courtyard aspect. Built in wardrobes. Door to en-suite:

En Suite Bathroom

Bath with shower over. Glazed shower screen. Vanity wash hand basin. Low level flush w/c. Chrome ladder style radiator. Tiled flooring. Partially tiled walls. Inset ceiling lights. Extractor fan.

Bedroom Two

11'1" x 10'3"
Double glazed window to side aspect. Radiator. Built in wardrobe.

Bedroom Three

10'2" x 5'9"
Double glazed window to side aspect. Radiator.

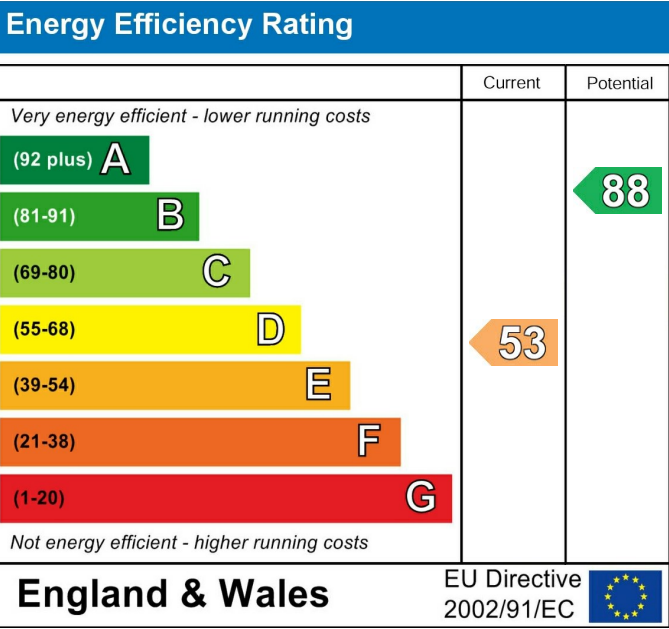
Outside

Parking Area

Allocated parking to the side of the house, plus space in front of the property.

Courtyard

Walled courtyard with sun from mid-day.



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.





