



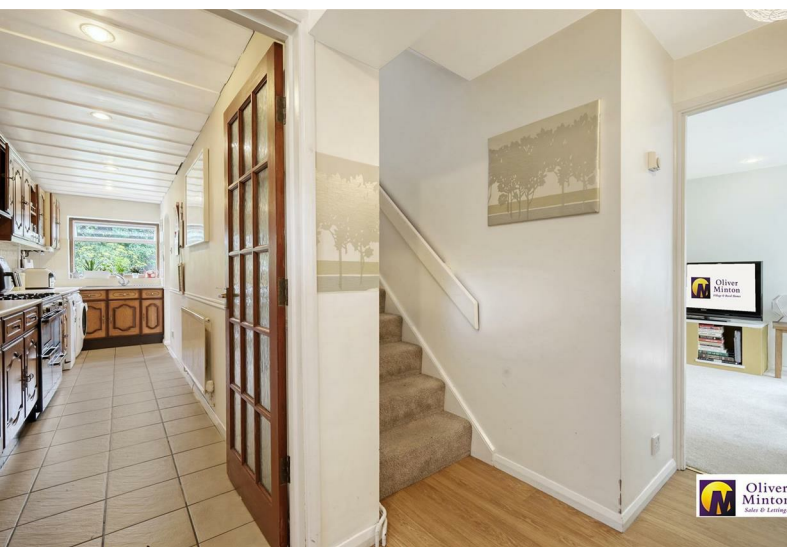
**Oliver
Minton**
Sales & Lettings

**41 Wyddial Road,
Buntingford**

SG9 9AT

Guide Price £450,000

Oliver Minton are delighted to offer this semi-detached home near the centre of the attractive market town of Buntingford, a stone's throw from the High Street amenities. The property comprises entrance hallway, downstairs shower room with walk-in cubicle, spacious lounge, separate dining room and kitchen. The first floor comprises three bedrooms and family bathroom. The property has double glazing and gas central heating throughout. There is a garage en bloc, parking and a westerly facing rear garden.





ENTRANCE HALLWAY

Laminate flooring. Obscure glazed window to side. Radiator. Stairs to first floor. Doors to cloakroom and kitchen.

CLOAKROOM/SHOWER ROOM 2.16 x 1.33 (7'1" x 4'4")

Walk-in shower cubicle with mixer tap and shower attachment. Tiled walls around cubicle. Radiator. Towel rail. Wash hand basin with vanity unit underneath. Low-level WC. obscure glazed window to front.



SPACIOUS LOUNGE 8.2 x 4.3 (26'10" x 14'1")

Window to front. 2 radiators. Sliding patio doors to rear garden. Door to:

DINING ROOM 3.7 x 2.1 (12'1" x 6'10")

Radiator. French doors to rear garden. Radiator. Archway to:



KITCHEN 6.13 x 1.63 (20'1" x 5'4")

Fitted with a matching range of wall and base units with roll edge work surfaces, single drainer 1 & ½ bowl sink unit. Plumbing for washing machine and dishwasher. Recess for range-style cooker. Tiled splash backs. Tiled flooring, Window to rear. Wall-mounted Gas fired boiler.

FIRST FLOOR LANDING

Doors to all bedrooms and family bathroom. Access hatch to loft. Storage cupboard.

BEDROOM ONE 4.09 x 2.8 (13'5" x 9'2")

uPVC double-glazed window to front. Radiator.

BEDROOM TWO 3.19 x 2.86 (10'5" x 9'4")

uPVC double-glazed window to rear. Built-in wardrobes. Radiator.

BEDROOM THREE 3.2 x 1.9 (10'5" x 6'2")

uPVC double-glazed window to front. Radiator.

BATHROOM 2.38 x 1.93 (7'9" x 6'3")

Obscure glazed windows to rear. Part-tiled walls.

OUTSIDE

SECLUDED REAR GARDEN

Paved patio area leading to lawn with mature trees and shrubs. Timber garden outbuilding. Outside light. Outside water tap.

FRONT

Mainly laid to lawn. There is a parking bay close by and garage en bloc.

GARAGE EN BLOC

SERVICES

All main services connected. Gas central heating via radiators.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

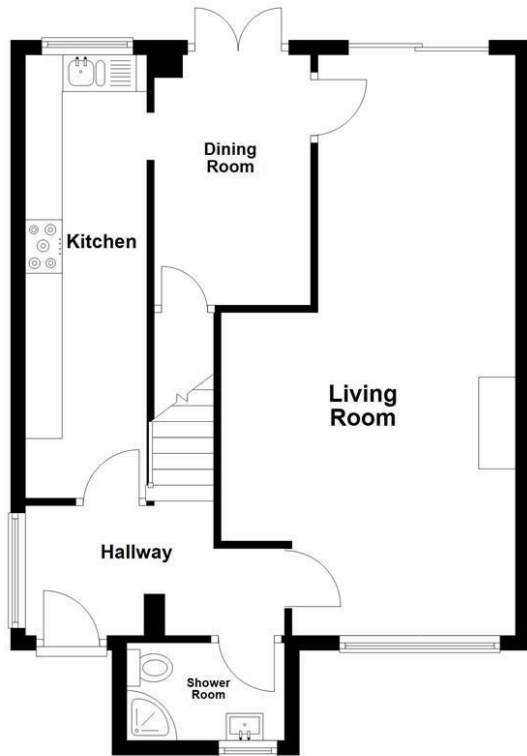


MORTGAGE ADVICE

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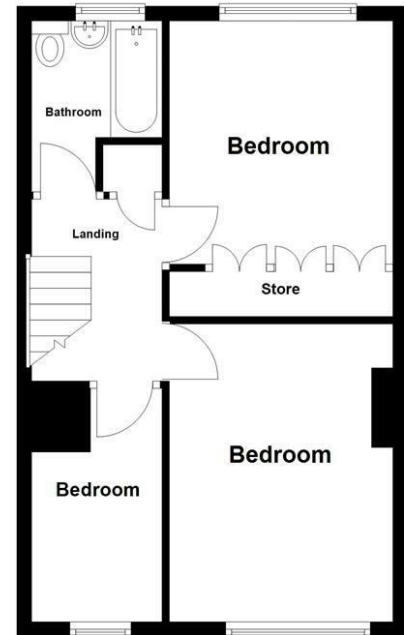
Ground Floor

Approx. 55.9 sq. metres (601.3 sq. feet)



First Floor

Approx. 39.6 sq. metres (425.9 sq. feet)



Total area: approx. 95.4 sq. metres (1027.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Wyddial Road

Tenure: Freehold

Council Tax Band: D

Viewing Arrangements:

Strictly by appointment

14 High Street, Stanstead Abbots, Hertfordshire, SG12 8AB

01920 412600

Email: sales@oliverminton.com

View all our properties at www.oliverminton.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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