



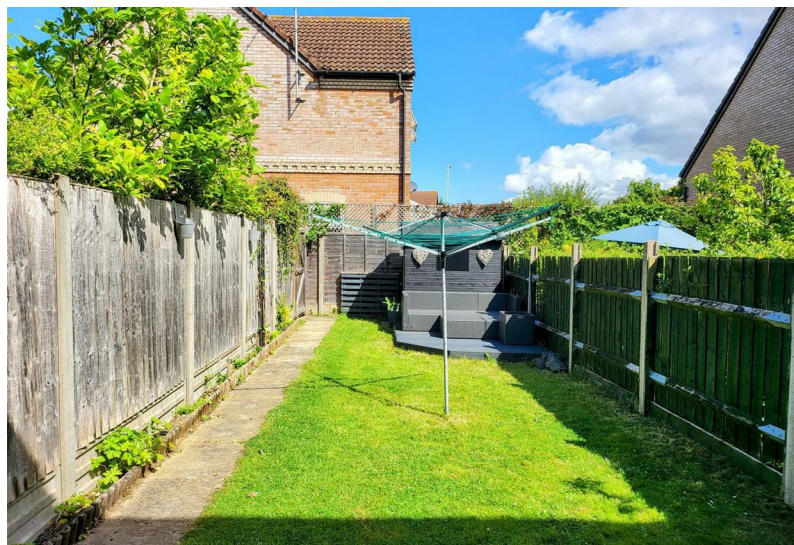
**Oliver
Minton**
Sales & Lettings

**4 Peasmead,
Buntingford**

Herts SG9 9SF

Asking Price £340,000

An excellent 2 double bedroom mid-terrace modern house located in a quiet cul-de-sac within short walking distance of the Buntingford Community Centre and recreation ground. With driveway to the front and a secluded rear garden, the well presented house includes uPVC double glazing, gas central heating to radiators and accommodation comprising entrance lobby, living room, kitchen/diner, 2 double bedrooms and first floor bathroom.





ENCLOSED ENTRANCE LOBBY

uPVC front door with double glazed inserts. Radiator with decorative cover. Staircase to first floor. Door to:

LOUNGE 4.80m x 2.87m (15'9" x 9'5")

uPVC double glazed window to front. Wood laminate floor. 2 radiators. Feature fireplace recess. Door to recessed understairs storage cupboard.

KITCHEN / DINER 3.95 x 2.54 x 2.75 (12'11" x 8'3" x 9'0")

uPVC double glazed French doors to rear garden. Radiator. Side archway to Kitchen area with fitted wall, base and drawer units with work surfaces incorporating sink unit. uPVC double glazed window to rear. Built-in 'Bosch' electric oven below and extractor canopy above. Space for fridge/freezer. Plumbing and space for slimline dishwasher. Plumbing for washing machine. Wall-mounted 'Ideal Classic' gas fired boiler.



FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 3.08 x 2.98 (10'1" x 9'9")

uPVC double glazed window to front. Radiator with decorative cover. Double doors to recessed double wardrobe and airing cupboard housing hot water cylinder.

BEDROOM TWO 3.95 x 2.60 > 2.05 (12'11" x 8'6" > 6'8")

2 uPVC double glazed windows to rear. Radiator with decorative cover.

BATHROOM 2.11 x 1.75 (6'11" x 5'8")

White suite comprising bath with hand shower attachment, pedestal hand basin and WC. Radiator. Extractor fan. Part tiled walls.

OUTSIDE

DRIVEWAY

Driveway parking for one car.

REAR GARDEN

Secluded garden with paved patio area leading to lawn. Rear access gate. Enclosed by panelled fencing. Rear decked area and timber garden shed.

AGENTS NOTES

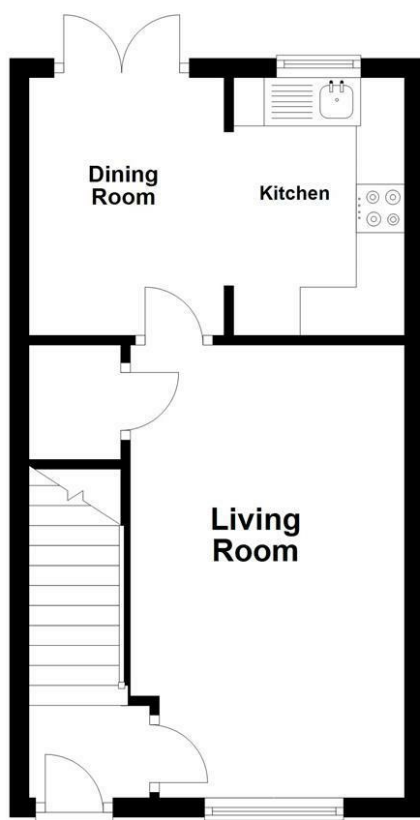
All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators.

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



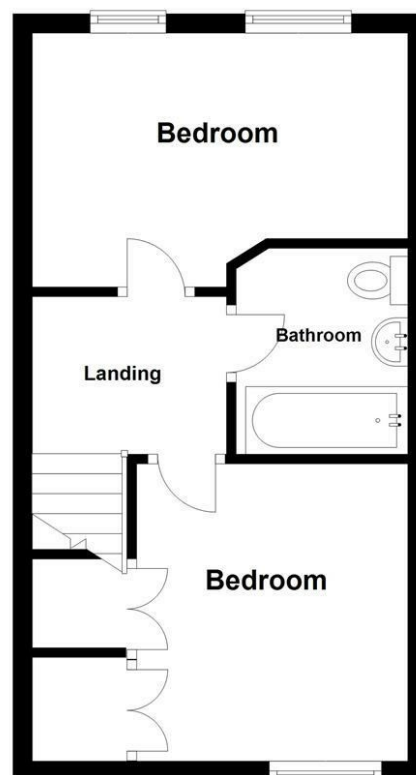
Ground Floor

Approx. 29.1 sq. metres (312.8 sq. feet)



First Floor

Approx. 29.7 sq. metres (320.0 sq. feet)



Total area: approx. 58.8 sq. metres (632.8 sq. feet)

Peasmead

Tenure: Freehold

Council Tax Band: D

Viewing Arrangements:

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

01920 822999

Email: puckeridge@oliverminton.com

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

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