



22 The Tannery | Buntingford | SG9 9AR

Offers In Excess Of £365,000

Deceptively spacious three bedroom house, which has been extended on the ground floor, greatly increasing the size of the kitchen and the dining room. A downstairs cloakroom/WC and uPVC double glazed conservatory have also been added. On the first floor there are three double bedrooms and a modern family bathroom. Externally there is a small front garden, west facing rear garden and en bloc garage close by. The property benefits from gas fired central heating, lots of fitted storage and uPVC double glazing. This lovely home is situated in a quiet cul-de-sac close to the town centre, a supermarket and Layston Court Gardens. NO UPPER CHAIN !



CHRIS DELLAR
PROPERTIES

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Storm Porch

Courtesy light. uPVC double glazed front door to:

Entrance Hall

Wood laminate floor covering. Coat hooks. Glazed door to:

Sitting Room

16'11 x 15'5 (5.16m x 4.70m)

uPVC double glazed window to front. Radiator. Staircase to first floor. Doors to Kitchen and:

Dining Room

16'9 x 8'0 (5.11m x 2.44m)

Wood laminate floor covering. Radiator. Open to kitchen. uPVC double glazed patio door to conservatory. Door to:

Cloakroom/WC

Vanity unit with inset wash hand basin and low flush WC. Wood laminate floor covering. Large understairs storage cupboard.

uPVC Double Glazed Conservatory

9'7 x 7'6 (2.92m x 2.29m)

French doors to raised decking. Vinyl floor covering.

Kitchen

17'6 x 6'6 < 9'0 (5.33m x 1.98m < 2.74m)

uPVC double glazed window to rear. Good range of wall & base units incorporating worksurfaces, drawers, wine cooler, dishwasher and one & half bowl stainless steel sink unit with mixer tap. Wall mounted Vaillant gas fired boiler. Five ring gas hob with extractor above. Integrated electric double oven with grill. Space for tumble dryer and American style fridge/freezer. Space & plumbing for washing machine. Tiling to walls. Ceramic floor tiles. Door back to sitting room.

First Floor Landing

Loft hatch. Doors to bedrooms and bathroom.

Bedroom One

13'7 x 8'6 (4.14m x 2.59m)

uPVC double glazed window to front. Built in double wardrobe. Radiator.

Bedroom Two

11'7 x 9'2 (3.53m x 2.79m)

uPVC double glazed window to rear. Built in mirror fronted double wardrobe. Double radiator.

Bedroom Three

10'10 x 6'9 (3.30m x 2.06m)

uPVC double glazed window to front. Fitted double wardrobe with cupboard. above. Radiator.

Bathroom

6'5 x 5'11 (1.96m x 1.80m)

uPVC double glazed window to rear with obscured glass. White suite comprising panel enclosed bath with rainfall shower over & folding shower screen, pedestal wash hand basin and low flush WC. Ceramic tiles to walls & floor. Radiator. Wall mounted electric heater.

EXTERIOR

Front Garden

Decorative gravel. Pathway to front door.

West Facing Rear Garden

44' (13.41m)

A short flight of steps lead down from the raised decking to remainder of garden, which is mainly laid to gravel with a circular paving centre piece. Also there is a timber storage shed, sleeper enclosed flower bed and gated access leading to communal bin store area.

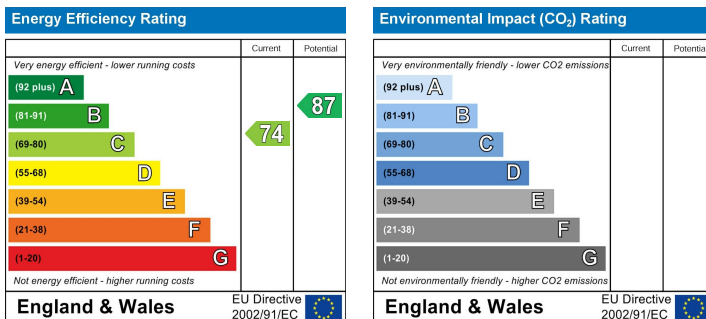
En-bloc Garage

Up & over door.

Disclaimer

We are not qualified to test any apparatus, equipment, fixtures & fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely on information given by Solicitors on these matters. Measurements are approximate & are only intended to provide a guide.

Energy Performance Certificate



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