



**303 Monks Walk | Buntingford | SG9 9EA**

**Guide Price £325,000**

Nicely located, three bedroom family house situated close to Buntingford town centre, overlooking a sizeable communal green. The property is in need of some updating and TLC. Benefits include gas central heating, uPVC double glazed conservatory, downstairs WC, en-bloc garage and a South facing low maintenance rear garden.



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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### Storm Porch

Replacement front door to:

### Reception Hall

Stairs to first floor with understairs storage cupboard below. Radiator. Ceramic floor tiles. Doors to downstairs cloakroom/WC and:

### Kitchen

**12'10 x 11'4 (3.91m x 3.45m)**

uPVC double glazed window to front with views over front garden and communal green beyond. Range of wall & base units incorporating drawers, roll top work surfaces and single drainer sink unit with flexible/movable multi-function spray tap. Tiling to splashback areas. Space & plumbing for washing machine. Space for cooking range, tumble dryer and American style fridge/freezer. Ceramic floor tiles. Doorway to:

### Lounge/Diner

**18'0 x 13'7 (5.49m x 4.14m)**

uPVC double glazed French doors to rear garden. Radiator. Double glass doors to:

### uPVC Double Glazed Conservatory

**8'10 x 7'3 (2.69m x 2.21m)**

French doors to rear garden. Glass roof.

### Downstairs Cloakroom/WC

**5'6 x 2'8 (1.68m x 0.81m)**

Small window to side with obscured glass. Vanity unit with inset wash hand basin and low flush WC. Wall mounted gas fired Glow-Worm boiler.

### First Floor Landing

Loft hatch. Doors to bedrooms and bathroom.

### Bedroom One

**13'1 x 10'6 (3.99m x 3.20m)**

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

### Bedroom Two

**11'8 x 9'3 (3.56m x 2.82m)**

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

### Bedroom Three

**10'2 x 7'4 (3.10m x 2.24m)**

uPVC double glazed window to rear. Radiator

### Bathroom

**8'3 x 5'6 (2.51m x 1.68m)**

uPVC double glazed window to front with obscured glass. Suite comprising panel enclosed bath with folding shower screen and Triton shower over, vanity unit with inset wash hand basin and low flush WC. Separate tiled shower cubicle. Fully tiled walls. Ladder style radiator. Ceramic floor tiles.

### EXTERIOR

#### Front Garden

Small lawn with short pathway to front door.

#### Rear Garden

Fence enclosed, mainly laid to lawn with pathway to metal storage shed.

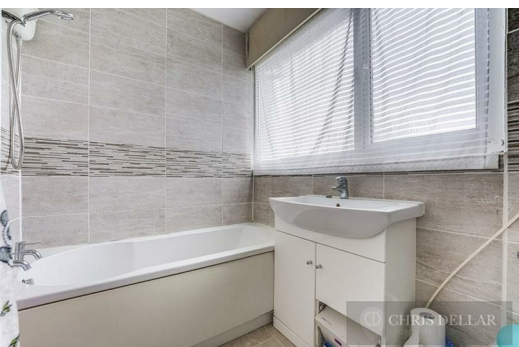
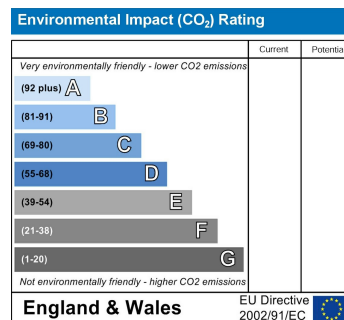
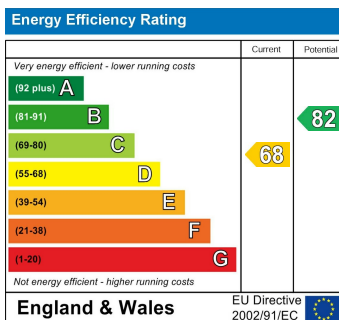
#### En-bloc Garage

A short walk from the house, with 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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