



1 London Road | Buntingford | SG9 9JJ

Asking Price £440,000

This spacious three bedroom semi-detached townhouse is ideally located close to all town centre amenities and includes a modern kitchen, downstairs cloakroom/WC, family bathroom plus an en-suite shower room to the master bedroom. The property further benefits from double glazing throughout and gas fired central heating. There is a small front garden, rear garden containing a garden shed with light & power and allocated parking for two cars closeby. NO UPPER CHAIN. An early viewing is highly recommended!



CHRIS DELLAR
PROPERTIES

Your estate agent

58a High Street, Buntingford,
Herts, SG9 9AH

T 01763 272605

E enquiries@chrisdellar.co.uk

www.chrisdellar.co.uk

Storm porch with courtesy light over, leading into:

Reception Hall

Stairs to first floor landing. Radiator. Oak floorboards. Smooth ceiling with inset downlights. Flush wooden doors leading to kitchen, downstairs cloakroom/WC and:

Lounge/Diner

19'10 x 13'0 (6.05m x 3.96m)

uPVC double glazed French doors with full height sidelights to rear garden. Oak floorboards. Two radiators. Inset downlights. Low level under-stairs storage cupboard.

Kitchen

12'5 x 6'2 (3.78m x 1.88m)

uPVC double glazed bay window to front. Range of wall & base units incorporating drawers, breakfast bar, roll top work surfaces and one & a half bowl single drainer sink unit with flexible mixer tap over. Tiling to splashbacks. Integrated fridge/freezer, washer/dryer and Bosch dishwasher. Inset Bosch four ring gas hob with electric & grill under and extractor hood above. Radiator. Ceramic floor tiles.

Downstairs Cloakroom/WC

6'0 x 2'10 (1.83m x 0.86m)

uPVC double glazed window to front with obscure glass. Vanity unit with inset wash hand basin and low flush WC. Tiling to splashback. Ceramic floor tiles. Radiator. Fuse box.

First Floor Landing

Storage cupboard containing Vaillant gas fired boiler. Radiator. Staircase to second floor. Flush wooden doors to bedrooms two & three and to family bathroom.

Bedroom Two

17'2 x 13'0 (5.23m x 3.96m)

uPVC double glazed window to rear. Radiator.

Bedroom Three

13'0 x 10'1 (3.96m x 3.07m)

uPVC double glazed window to front. Radiator. Fitted triple fronted storage cupboard.

Family Bathroom

7'2 x 6'4 (2.18m x 1.93m)

uPVC double glazed window with obscure glass. White suite comprising panel enclosed bath with mixer taps & shower attachment, glass shower screen, pedestal wash hand basin & enclosed cistern WC. Ladder style radiator. Extractor fan. Ceramic floor tiles. Tiling to splashbacks.

Second Floor Landing

Ceiling porthole window. Flush wooden door to:

Bedroom One

16'5 x 13'0 (5.00m x 3.96m)

uPVC double glazed window to rear. Radiator. Various built-in cupboards. Access to under-eaves storage space. Door to:

Ensuite Shower Room

9'6 x 7'1 (2.90m x 2.16m)

Velux double glazed roof light. Corner shower cubicle, wash hand basin and enclosed cistern WC. Extensive tiling to splashbacks. Ladder style radiator. Ceramic floor tiles. Electric shaver point. Extractor fan. Low level storage cupboard. Access to under-eaves storage space.

EXTERIOR

Front Garden

Picket fenced with Astroturf & barked area. Pathway to front door.

Enclosed Rear Garden

Patio gives way to Astroturf. Garden shed with light & power. Security lighting. Gated side access leading to:

Parking Area

Two allocated parking spaces (bays 6 & 7).

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	EU Directive 2002/91/EC

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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

