



**64 High Street | Buntingford | SG9 9AH**

**Guide Price £350,000**

RARELY AVAILABLE !! Two bedroom, Grade II Listed cottage, situated on Buntingford High Street within walking distance of schools, shops and all other amenities. This property has an abundance of period features including an open fireplace, quarry floor tiles and exposed timbers. The property benefits from gas fired central heating, first floor bathroom, lots of fitted storage and a small rear garden offering lots of privacy. NO UPPER CHAIN !



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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### Front Door

Leading directly into:

### Living Room

**14'4 x 12'4 (4.37m x 3.76m)**

Window to front. Exposed brick fireplace. Radiator. Checkerboard floor tiles. Exposed timbers. Opening to:

### Large Hall / Study Area

**15'0 x 5'0 (4.57m x 1.52m)**

Radiator. Ceramic floor tiles. Exposed timbers. Door to:

### Kitchen

**10'0 x 6'8 (3.05m x 2.03m)**

Wall & base units incorporating wooden worktops with inset ceramic sink. Space for electric/gas cooker, fridge & freezer. Archway to:

### Dining Area

**9'0 x 6'0 (2.74m x 1.83m)**

French doors to rear garden. Radiator. Stairs to first floor landing.

### First Floor Landing

Airing cupboard containing hot water cylinder, immersion & linen shelving. Separate cupboard for storage. Doors off.

### Bedroom One

**12'6 x 10'10 (3.81m x 3.30m)**

Window to front. Radiator.

### Bedroom Two

**10'0 x 7'6 (3.05m x 2.29m)**

Window to rear. Radiator.

### Bathroom

Suite comprising corner bath with power shower over, wash hand basin and low flush WC. Ladder style radiator.

### Rear Garden

Patio leads to lawn. Shrubs and perennials to borders.

### Disclaimer

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

### Energy Performance Certificate

There is no requirement for an EPC as the property is Grade II Listed.



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