



## 4 St. Georges Mews | Buntingford | SG9 9FR

**Asking Price £299,995**

Ideal for a first time buyer, this one double bedroom mews house sits in the centre of Buntingford with pubs, cafes, restaurants and all other amenities close-by. Full of architectural features this cosy home has the added advantage of allocated parking for one vehicle. OFFERED WITH NO UPPER CHAIN!



Virtual Staging for guidance only  
please refer to original photos  
for actual condition



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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## Reception Room

**16'0 x 12'3 (4.88m x 3.73m)**

Partially glazed wooden entrance door from communal courtyard. Sash window to front. Exposed brick feature fireplace.

## Kitchen

**12'3 x 7'10 (3.73m x 2.39m)**

Sash window to front. Wall & base units incorporating wood block worksurfaces and single bowl sink with swan neck mixer tap over. Integrated four ring electric hob with ceiling extractor above. Space & plumbing for washing machine. Electric storage heater. Turning staircase to first floor.

## First Floor Landing

Window to side over landing. Storage cupboard. Doors off.

## Bedroom

**13'7 x 10'10 (4.14m x 3.30m)**

Sash window to front. Exposed brick feature fireplace. Electric storage heater.

## Bathroom

**7'1 x 6'10 (2.16m x 2.08m)**

Sash window to front. Double length shower cubicle, wall mounted wash hand basin and low flush w/c. Ladder style electric radiator.

## Mezzanine

**9'11 x 4'7 (3.02m x 1.40m)**

(accessed via non- fixed steps)

## EXTERIOR

### Allocated Parking

For one vehicle.

## Communal Courtyard

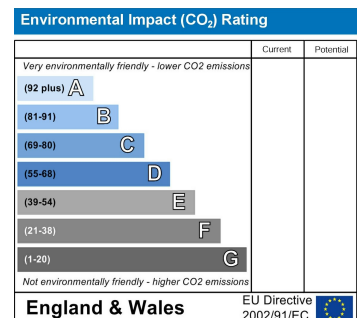
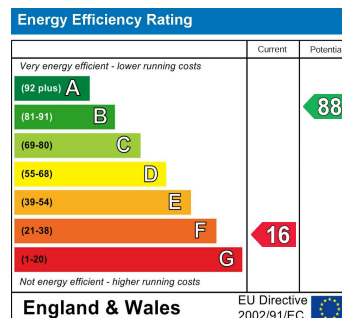
### Disclaimer

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.

### Agents Note

Steps to mezzanine not included in sale.

## Energy Performance Certificate



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