

## Station Yard, Buntingford

£415,000 Freehold

Private Development • Modern • Rear Access • Parking for 3 Cars • Underfloor Heating • Downstairs W/C





## Accommodation Comprises:

### Entrance Hallway

### Lounge/ Diner

Dimensions: 5.16m x 4.14m (16'11 x 13'7).

### Kitchen

Dimensions: 3.61m x 2.11m (11'10 x 6'11).

### Downstairs Wc

### Stairs to First Floor

### Bedroom

Dimensions: 4.14m x 3.10m (13'7 x 10'2).

### Bedroom

Dimensions: 2.97m x 2.18m (9'9 x 7'2).

### Bathroom

### Stairs to Second Floor

### Bedroom

Dimensions: 3.45m x 3.15m (11'4 x 10'4).

### En-suite

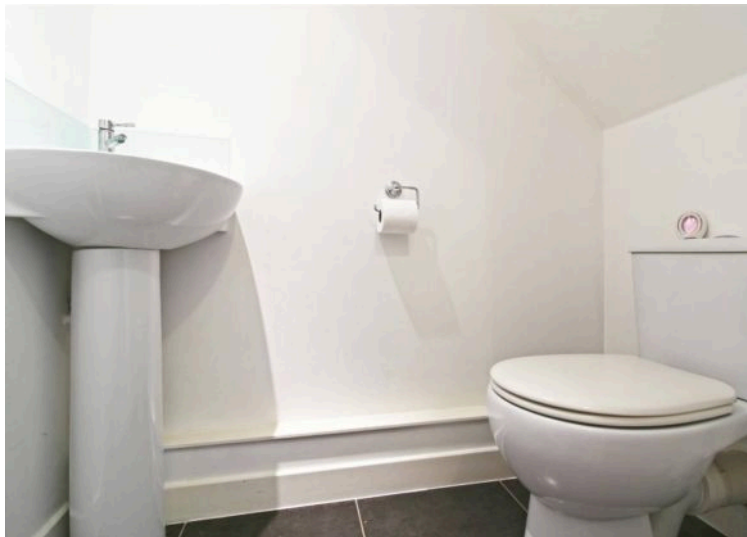
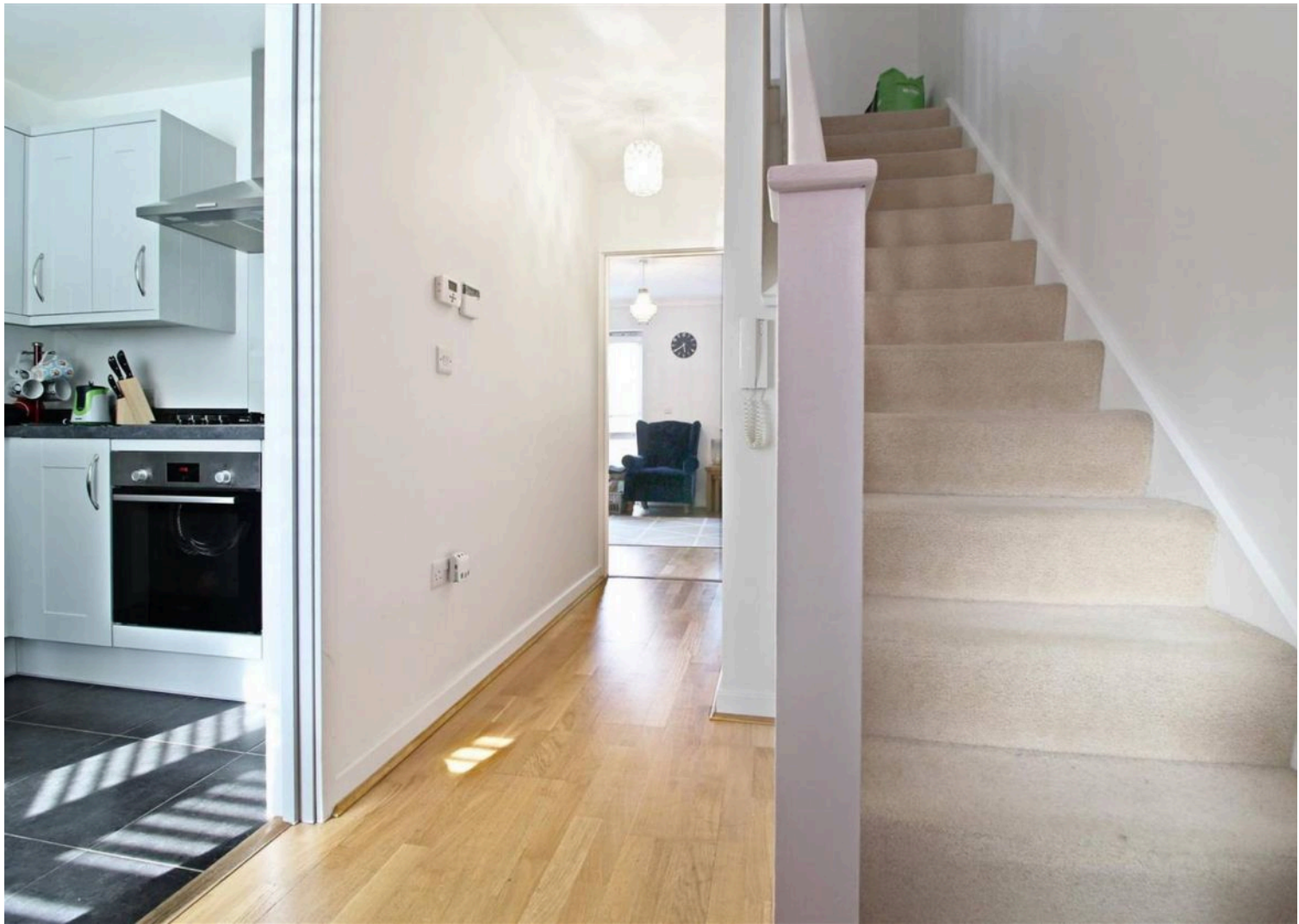
### Garden

### Driveway

### Allocated Parking Space





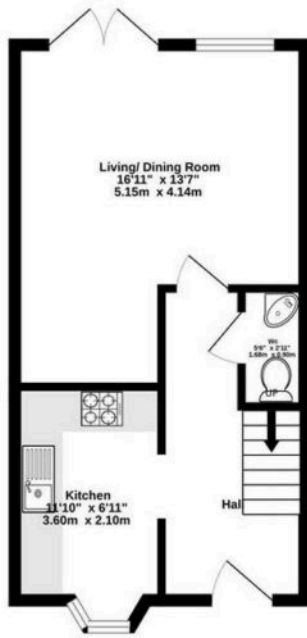




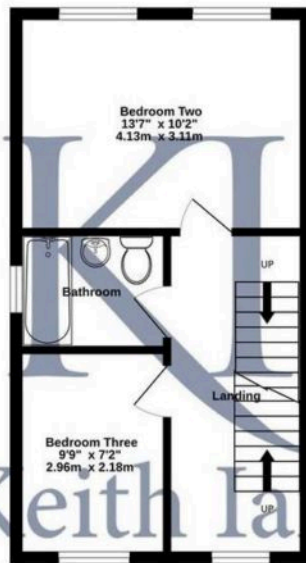




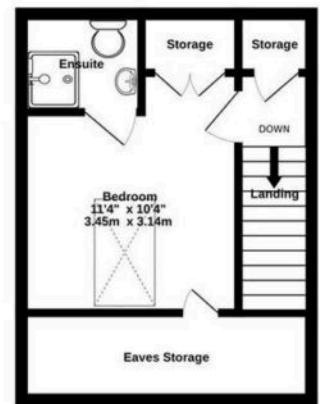
Ground Floor  
355 sq.ft. (33.0 sq.m.) approx.



1st Floor  
345 sq.ft. (32.0 sq.m.) approx.



2nd Floor  
245 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	