



Baldock Road, SG9 9DB
Buntingford





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GROUP

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Kings Group are delighted to offer this well presented THREE BEDROOM TERRACED HOUSE FOR SALE in Buntingford.

Bell Barns has a lot to offer a new owner with the property being in a fantastic location any new owner has access to amazing links and amenities. One of the major pro's this house has to offer is the close proximity to some of the areas most popular and sought after schools such as, Millfield First and Nursery School (0.15 miles), Layston Church of England First School (0.36 miles), Edwinstree Church of England Middle School (0.21 miles) and many more all within a short walk away. This spacious property is also in close proximity to the local town centre which offers a wide choice of supermarkets, restaurants, banks and other high street shops.

The property comprises of a ground floor created up by an entrance hall, large open plan lounge / kitchen, downstairs WC and stairs to the first floor landing. The first floor is made up from a master bedroom which includes an en-suite and Juliet balcony, a double second bedroom with skylights, modern family bathroom and stairs the second floor landing. On the second floor you'll find the third bedroom which also has a Juliet balcony along with built in storage space. There is also allocated parking for one car, underfloor heating throughout the whole property and a front garden. To avoid missing out please give us a call to arrange an appointment on this rare to market property.

£375,000



- THREE BEDROOM TERRACED HOUSE
- ALLOCATED PARKING
- THREE DOUBLE BEDROOMS
- MODERN BATHROOM
- CLOSE TO SOUGHT AFTER SCHOOLS

Lounge 23'3 x 14 (7.09m x 4.27m)

Double glazed windows to front aspect, Laminate flooring, TV aerial point, Phone point, Power points, Underfloor heating, Door leading to patio and garden.

Kitchen

Tiled flooring, Tiled splash backs, Integrated cooker, Electric hob, Electric oven, Chimney style extractor, Drainer unit sink, Integrated fridge/freezer, Plumbing for washing machine, Integrated dishwasher, Power points, Underfloor heating.

Downstairs WC 5'6" x 2'11" (1.70m x 0.91m)

Tiled flooring, Extractor fan, Wash basin with vanity unit under, Part tiled walls.

Bathroom One 12'7 x 8'5 (3.84m x 2.57m)

Double glazed window to front aspect, Carpeted flooring, Built in wardrobe, Underfloor heating, TV aerial point, Power points.

En-Suite 5'2 x 5'9 (1.57m x 1.75m)

Double glazed windows to rear aspect, Heated towel rail, Tiled flooring, Panel enclosed bath, Thermostatically controlled shower, Wash basin with vanity unit under, Low level WC, Shaver point, Tiled walls, Spot lights.

Bedroom Two 10'3 x 8'5 (3.12m x 2.57m)

Double glazed window to front aspect, Carpeted flooring, Built in wardrobe, Underfloor heating, TV aerial point, Power point.

Bedroom Three 18'8 x 10'8 (5.69m x 3.25m)

Double glazed window to front aspect, Carpeted flooring, Built in wardrobe, Underfloor heating, TV aerial point, Power point.

Bathroom 6'9 x 5'4 (2.06m x 1.63m)

- FREEHOLD
- LARGE OPEN PLAN LOUNGE/KITCHEN
- EN SUITE SHOWER + DOWNSTAIRS WC
- NEAR LOCAL SHOPS AND AMENITIES
- EPC RATING C

Double glazed windows to rear aspect, Heated towel rail, Tiled flooring, Panel enclosed bath, Thermostatically controlled shower, Wash basin with vanity unit under, Low level WC, Shaver point, Tiled walls, Underfloor heating.





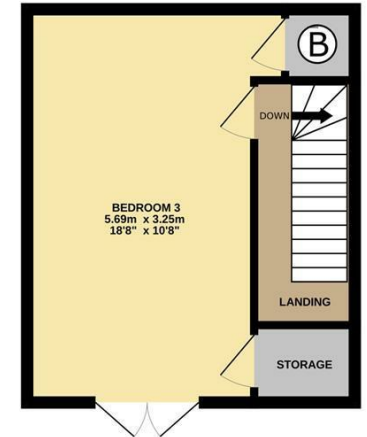
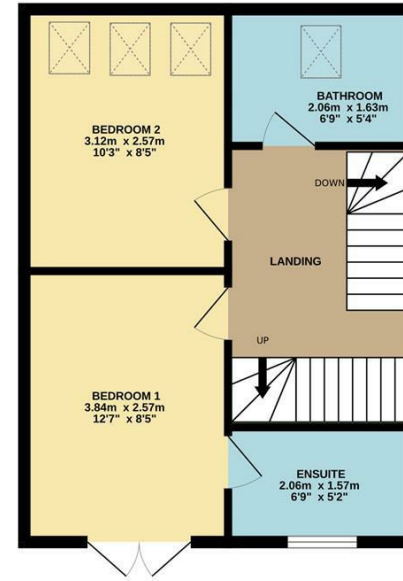
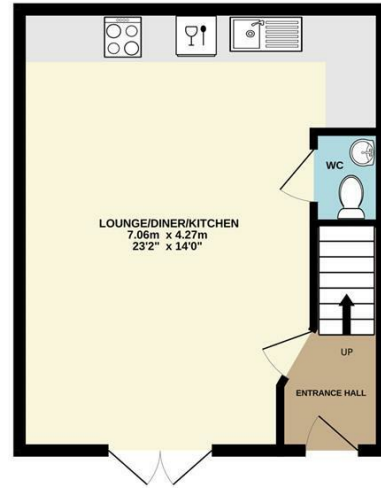
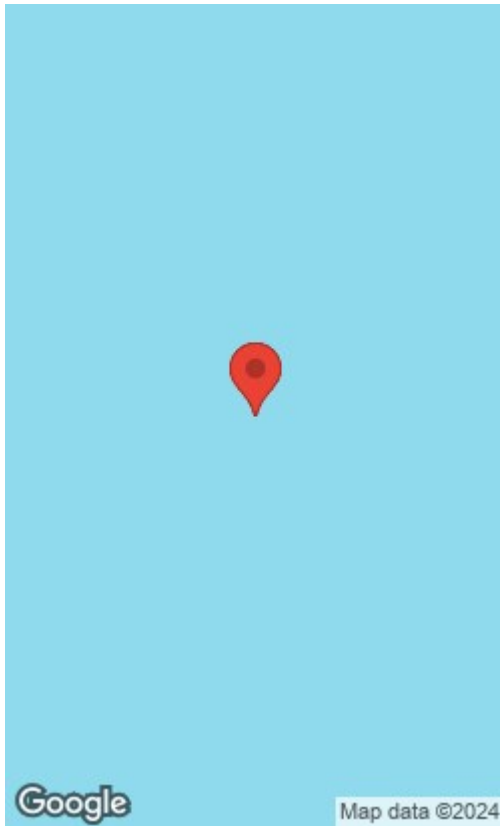
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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		

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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