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Stearn Way, Buntingford

£550,000

Sanctuary
Buntingford

Stearn Way, Buntingford, SG9 9GH - £550,000

**** OFFERED WITH NO UPWARD CHAIN **** Sanctuary Buntingford are very pleased to offer for sale, a well presented recently constructed Detached Family home situated in a pleasant residential location. The property comprises 4 Bedrooms, Entrance hall, Downstairs Wc, 25ft Kitchen/Diner, Dual aspect Lounge, En-suite Shower Wc, Family Bathroom, Gas central heating, uPVC Double Glazing, Garage & drive to side and NHBC warranty remaining.





Entrance Hall

Downstairs Wc

Lounge

17'4" x 10'5"

Kitchen/Diner

25'6" x 11'0"

First floor landing

Bedroom One

12'9" x 9'9"

En-suite Shower Wc

Bedroom Two

15'6" max x 11'0"

Bedroom Three

10'0" x 8'6"

Bedroom Four

10'7" x 7'1"

Bathroom Wc

Exterior

Garage & driveway to side

Agents Note

Council Tax Band F £3,077.89pa (Subject to Change)

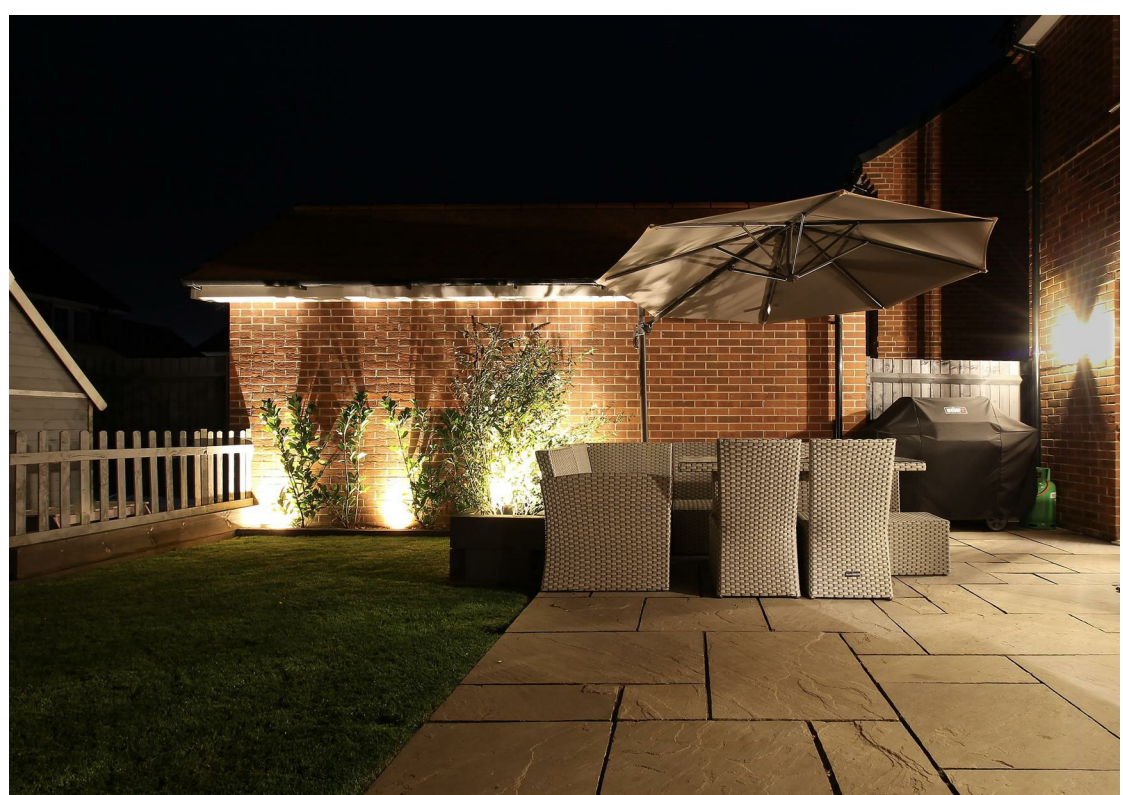
Service charge for development: £280 pa (Subject to change)

what3words: ///enveloped.neat.finishing



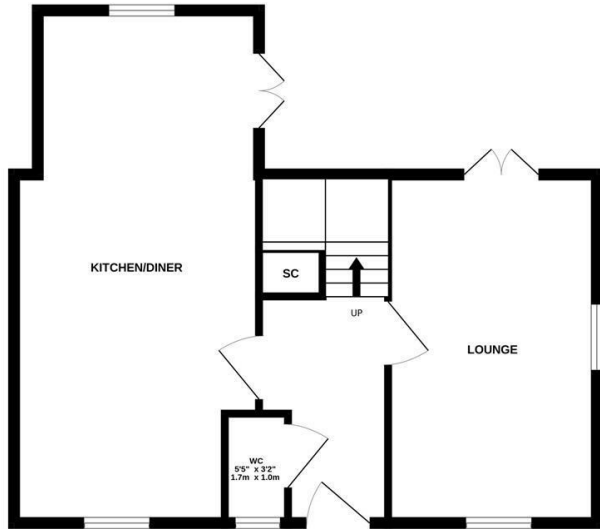




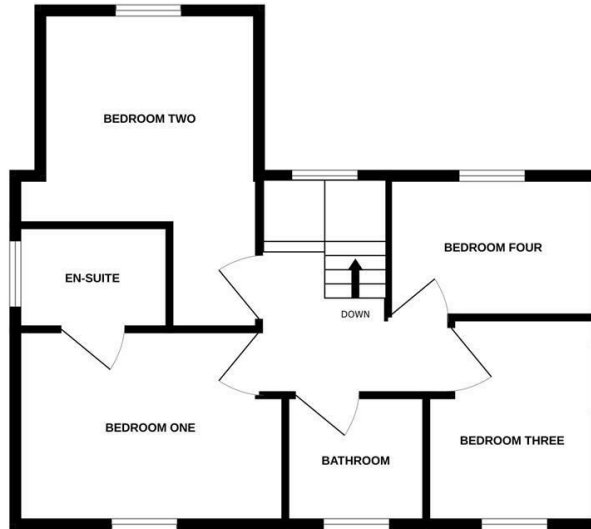




GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 1188 sq.ft. (110.3 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		82	
(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			93
(81-91) B		83	
(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	

Sanctuary Lettings & Management Ltd 42 High Street, Buntingford, Hertfordshire, SG9 9AH

01763 273355 hello@sanctuarybuntingford.co.uk www.sanctuarybuntingford.co.uk

Registered in England & Wales Company Number: 10774081 Managing Director: Daniel Kirby

Sanctuary
Buntingford