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The Tannery, Buntingford

£275,000

Sanctuary
Buntingford



The Tannery, Buntingford, SG9 9AR - £275,000

**** CHAIN FREE **** Sanctuary Buntingford are pleased to bring to the market a rare opportunity to acquire a GROUND FLOOR MAISONETTE in a convenient central location, ideal for local shops. With the benefit of it's OWN GOOD SIZED GARDEN this delightful property also comprises 2 Bedrooms, Re-fitted Kitchen, Re-fitted Bathroom Wc, Gas central heating, Double Glazed windows and driveway to side with off street parking for 2 vehicles and 900+ years remaining on lease.

Entrance door to:

Entrance porch. Doorway to:

Lounge

15'5" x 10'6"

Window to front aspect, fitted carpet, radiator. Door to:

Kitchen

11'9" x 6'10"

Re-fitted with a matching range of Hi-Gloss wall and base units with roll edge work surfaces, stainless steel single drainer sink unit, electric cooker point, plumbing for washing machine, tiled splash backs, vinyl floor covering, window to front aspect, wall mounted gas fired combi boiler.

Inner hall

Fitted carpet. Door to:

Bedroom One

11'2" x 9'10"

Window to rear aspect, fitted carpet, radiator, built in storage cupboard.

Bedroom Two

10'1" x 6'5"

Window to rear aspect, fitted carpet, radiator.

Bathroom Wc

Re-fitted 3 piece suite comprising panel enclosed bath with mixer tap and shower attachment, wash hand basin and low level wc set in to unit, vinyl floor covering, radiator, obscure glazed window to side.

Exterior

Shingle driveway to side with off street parking for 2 vehicles, gardens to front and rear laid to lawn, outside storage cupboard.

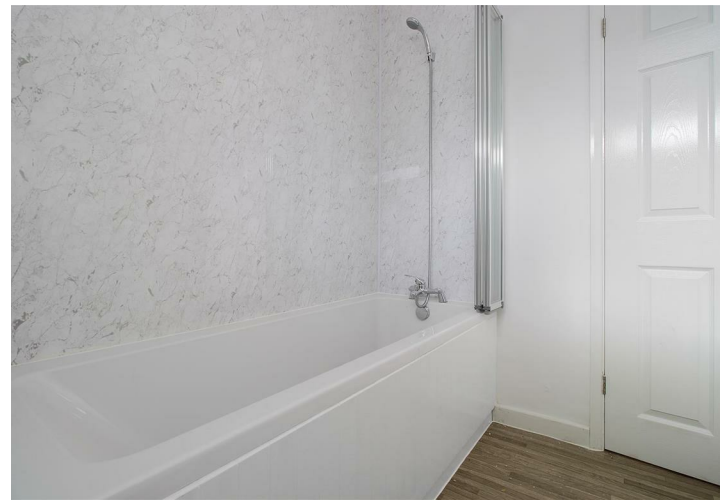
Agents note

Council tax band C £1,894.09 (subject to change)

943 Years remaining on lease

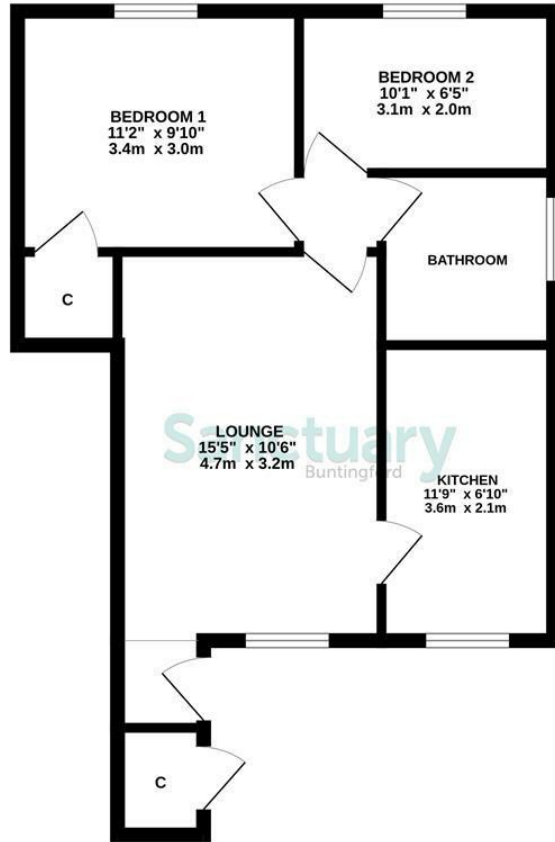
£0 Service charge £ Ground rent per annum

what3words: ///giraffes.circling.degree





GROUND FLOOR
511 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 511 sq.ft. (47.4 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			
(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	70	76

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		

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