



Paddock Road, Buntingford

2 1 1 E

£230,000

Sanctuary  
Buntingford



# **Paddock Road, Buntingford, SG9 9EX - £230,000**

Sanctuary Buntingford are pleased to offer for sale a well proportioned first floor maisonette, situated in a pleasant non-estate residential location close to schools and high street facilities. Benefiting from a handy generous size attic, the property comprises 2 Bedrooms, Lounge, Kitchen, Bathroom Wc, Sash windows, Gas central heating and TWO single garages to rear.

## **Entrance door to:**

### **Entrance hall**

Wood strip flooring, window to side, storage cupboard. Stairs to:

### **First floor landing**

Wood strip flooring, radiator, access to loft. Door to:

### **Lounge**

15'8" x 11'

Window to rear aspect, radiator, laminate flooring, tv point.

### **Kitchen**

12'5" x 5'8"

Fitted with a matching range of wall and base units with roll edge work surfaces, butler style sink, integrated oven and grill with 4 plate ceramic hob and extractor fan fitted, plumbing for dishwasher, tiled splash backs, tiled floor, radiator, window to rear aspect.

### **Bedroom One**

11'10" x 10'4"

Window to front aspect, built in wardrobes, wood strip flooring, radiator.

### **Bedroom Two**

10'4" x 7'6"

Window to front aspect, laminate flooring, storage cupboard housing gas fired boiler.

### **Bathroom Wc**

3 Piece suite comprising panel enclosed with mixer tap and shower attachment, wall mounted Triton shower, pedestal wash hand basin, low level wc, tiled splash backs, vinyl floor covering, radiator, airing cupboard with plumbing for washing machine.

### **Exterior**

2 Garage - one used as Car Port, 2nd Garage with up & over vehicular door.

### **Agents note**

Council tax band B £1,735.92 (subject to change)

Ground rent/ service charge/ building insurance: £888.11 per annum

what3words: ///agenda.raven.prickly



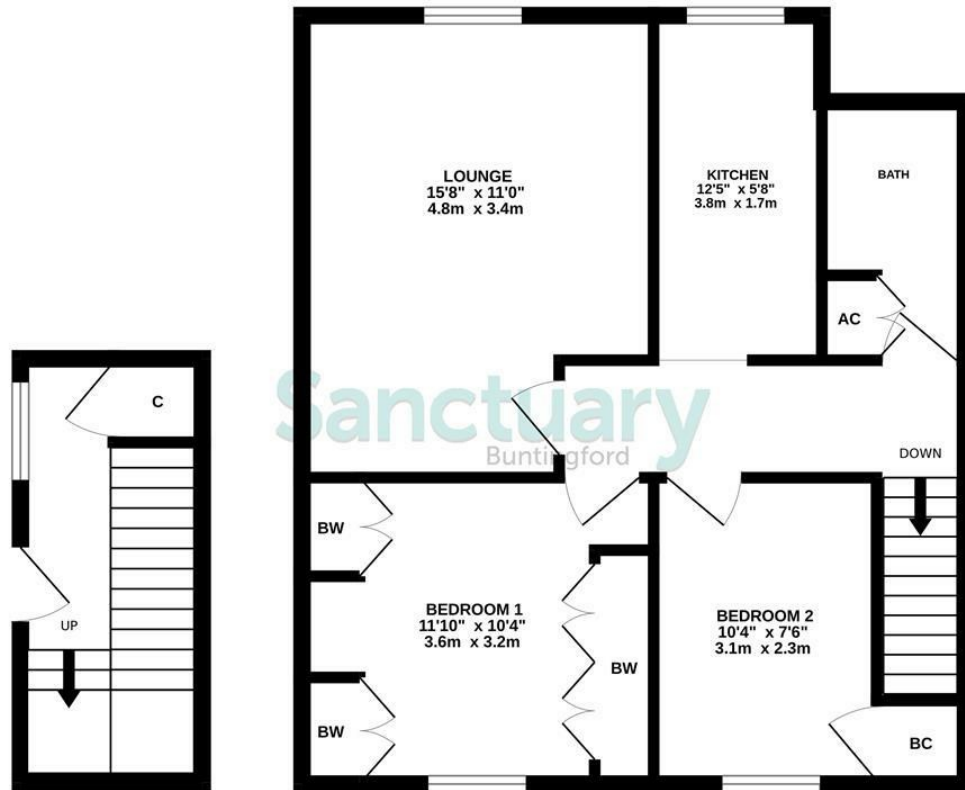






GROUND FLOOR  
88 sq.ft. (8.1 sq.m.) approx.

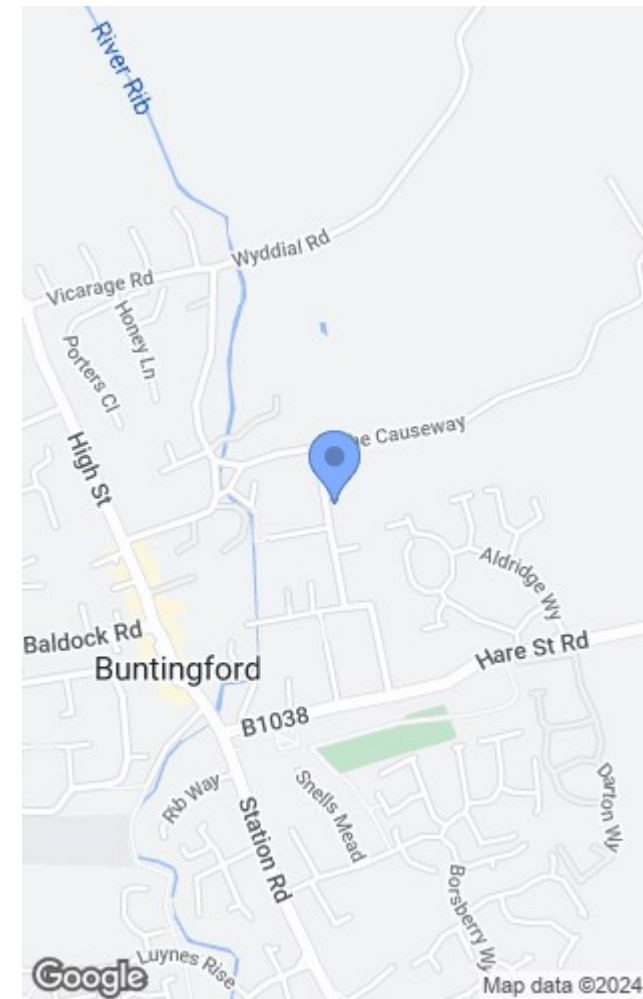
1ST FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.7 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 is given 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	
		74	51

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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

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