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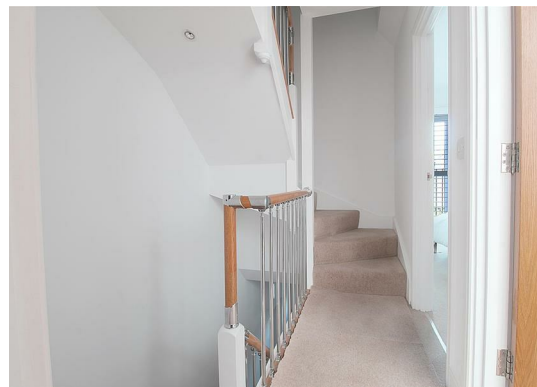
Bell Barns, Buntingford

£350,000

Sanctuary
Buntingford

Bell Barns, Buntingford, SG9 9FE - £350,000

Sanctuary Buntingford are delighted to offer for sale this beautifully presented Townhouse style property which offers spacious and flexible accommodation and is centrally located, within ideal reach of Schools and High Street facilities. The property comprises 3 Bedrooms, Fitted Hi-Gloss Kitchen, En-suite Shower Wc, Bathroom Wc, Juliet Balconies, Electric under floor heating throughout, Pleasant Courtyard garden and Car Port with parking space for one vehicle.





Entrance door to:

Entrance hall

Engineered Oak flooring, stairs to first floor. Door to:

Lounge

15'10" x 11'3"

French doors to front, engineered Oak flooring, recessed down lights, door to storage cupboard which was formerly a cloakroom and still retains working wash hand basin & splash back and a WC could easily be reinstated.

Kitchen

13'10" x 6'5"

Fitted with a matching range of Hi-Gloss wall and base units with granite work surfaces, inset sink unit & mixer tap, integrated oven and grill with 4 plate ceramic hob and stainless steel extractor hood fitted, integrated slimline dishwasher, integrated fridge/freezer, plumbing for washing machine, tiled floor, recessed down lights.

Stairs to first floor landing

Fitted carpet. Door to:

Bedroom One

11'7" x 8'4"

Juliet balcony to front, fitted carpet, recessed down lights. Door to:

En-suite Shower Wc

Comprising shower cubicle with wall mounted mixer shower, wash hand basin, low level wc, tiled walls, tiled floor, heated towel rail, obscure glazed window to front.

Bedroom Two

10'4" x 8'4"

Velux windows to rear, fitted carpet, recessed down lights.

Bathroom Wc

3 Piece suite in white comprising panel enclosed bath with mixer tap and wall mounted mixer shower, wash hand basin, low level wc, tiled walls, tiled floor, heated towel rail, velux window to rear, extractor fan.



Stairs to second floor landing

Fitted carpet. Door to:

Bedroom Three

18'10" x 9'0"

Juliet balcony to front, fitted carpet, recessed down lights, storage cupboard, airing cupboard.

Exterior

Courtyard garden to front, Car port directly opposite property with parking space for one vehicle.

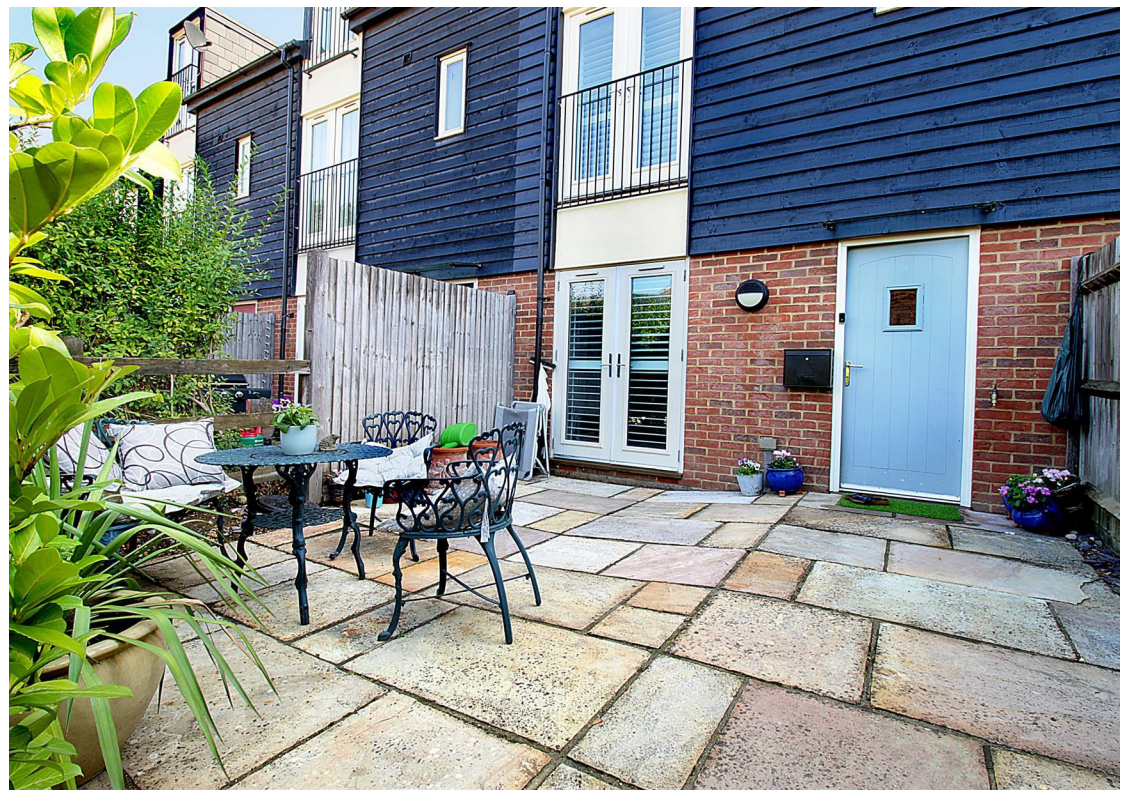
Agents note

Council tax band D £2,231.90(subject to change)

what3words: ///obviously.velocity.suspect

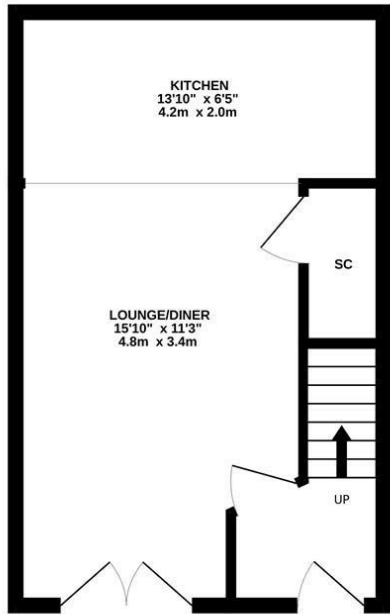




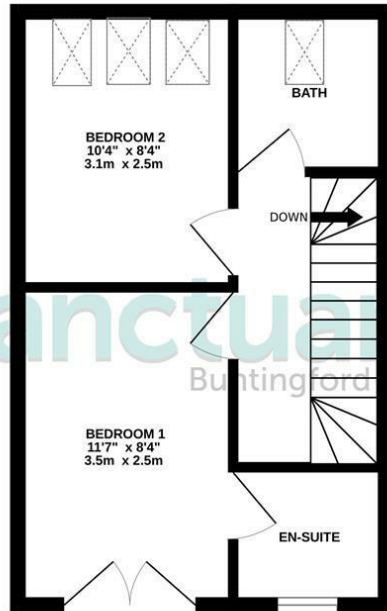




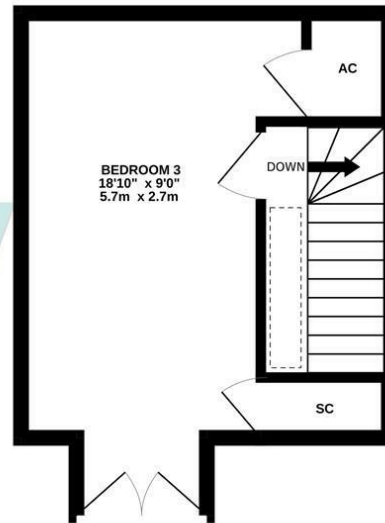
GROUND FLOOR
307 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



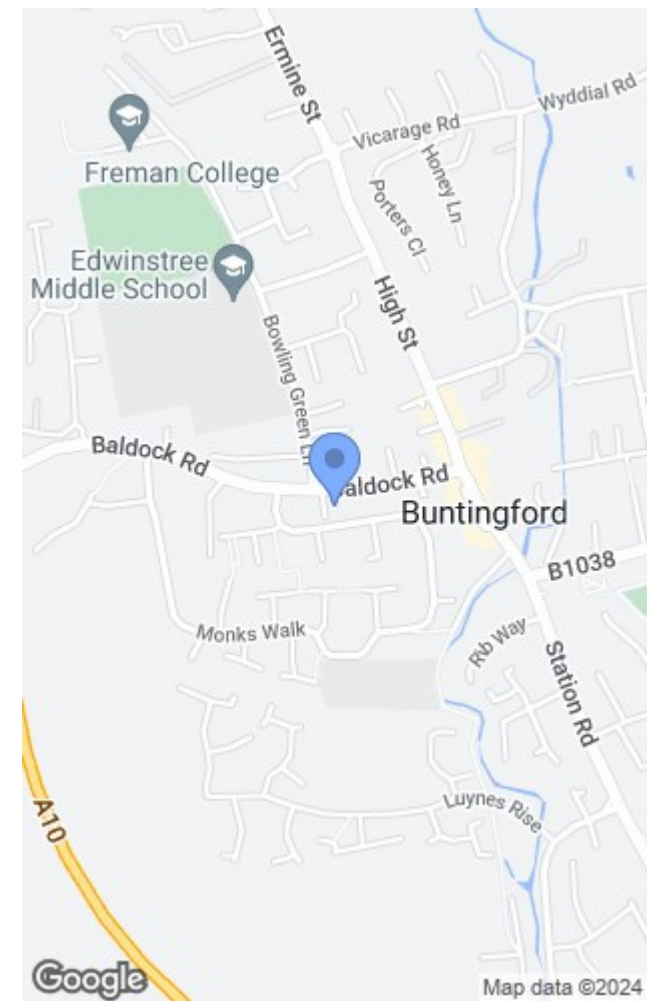
2ND FLOOR
234 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA: 847 sq.ft. (78.7 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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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	

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	

Sanctuary 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

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Buntingford