


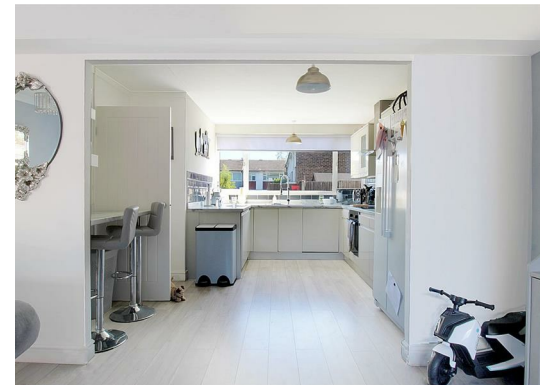
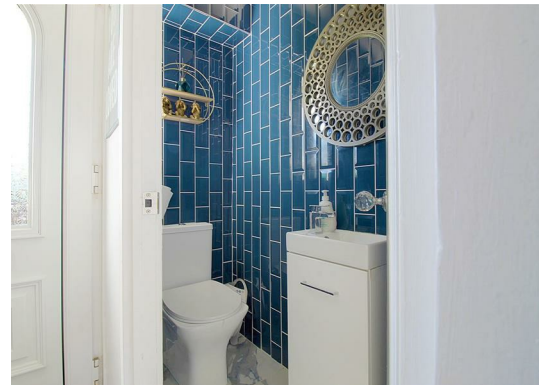
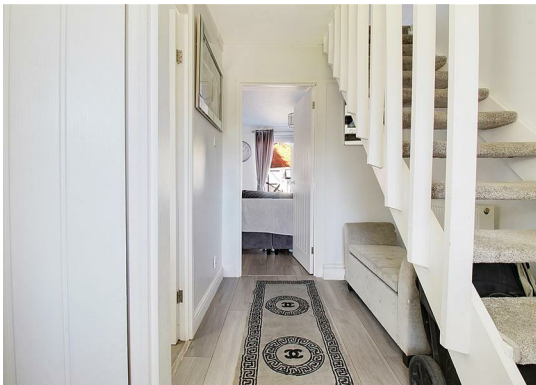
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Monks Walk, Buntingford
£365,000

Sanctuary
Buntingford

Monks Walk, Buntingford, SG9 9DZ - £365,000

Sanctuary Buntingford are delighted to offer for sale this wonderfully improved Terraced family home, situated in a pleasant residential location close to high street facilities and schools. The property is presented in wonderful order throughout and comprises 3 Bedrooms, Entrance hall, Downstairs Wc, Lounge/Dining room, Re-fitted Kitchen, Re-fitted Bathroom Wc, Gas central heating, uPVC Double glazing, South West facing rear garden and Garage-en-bloc.





Entrance door to:

Entrance hall

Laminate flooring, radiator, stairs to first floor. Door to:

Downstairs Wc

Comprising low level wc, wash hand basin, tiled floor, tiled walls, obscure glazed window.

Lounge/Dining room

18'0" x 13'6"

Window to rear aspect, French doors to rear garden, laminate flooring, radiator, tv point, coved cornice ceiling. Open aspect to:

Kitchen

12'8" x 11'6"

Re-fitted with a matching range of white Hi-gloss wall and base units with roll edge work surfaces, sink unit with instant boiling water tap, integrated oven and grill with 4 plate induction hob and stainless steel extractor hood fitted, integrated dishwasher, plumbing for washing machine, recess for tumble dryer, recess for American style fridge/freezer, breakfast bar, tiled splash backs, laminate flooring, window to front aspect.

Stairs to first floor landing

Fitted carpet, access to loft, airing cupboard housing gas fired combi boiler. Door to:

Bedroom One

12'10" x 10'5"

Window to rear aspect, built-in wardrobes, fitted carpet, radiator, tv point.

Bedroom Two

11'6" x 9'2" < 12'0"

Window to front aspect, built in wardrobe, fitted carpet, radiator, tv point.

Bedroom Three

10'0" x 7'3"

Window to rear aspect, fitted carpet, radiator, tv point.



Bathroom Wc

Re-fitted 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, obscure glazed window to front.

Exterior

South West facing rear garden with paved patio area, artificial lawn, outside light, rear pedestrian access leading to casual parking bays and GARAGE-EN-BLOC with up & over door.

Front: Laid to lawn, attractive decking and shingle feature, small outside storage shed.

Agents note

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

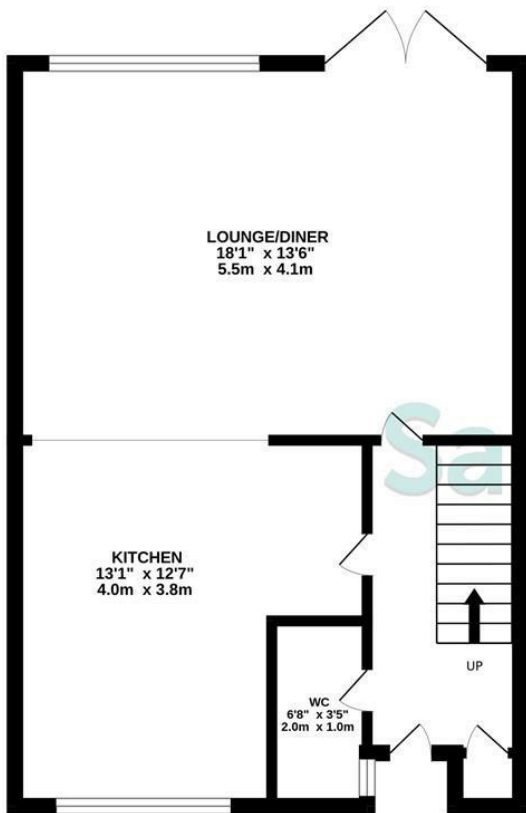
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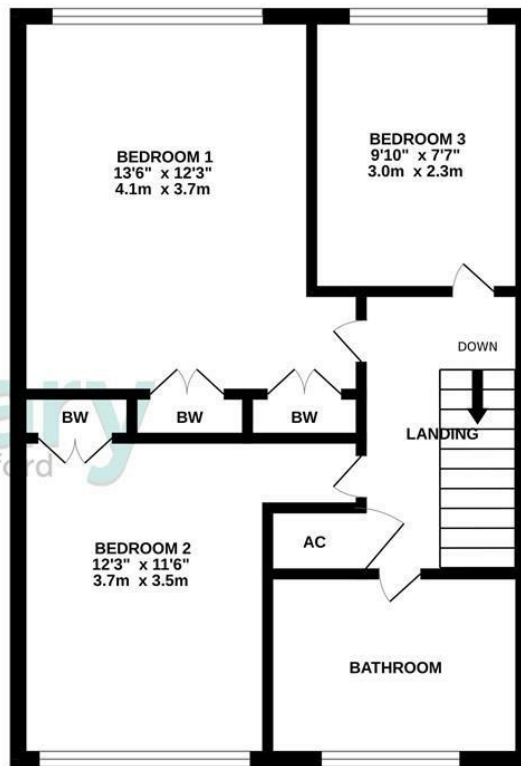




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 947sq.ft. (88.0 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			
		72	84
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	

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

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