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Porters Close, Buntingford
£390,000

Sanctuary
Buntingford

Porters Close, Buntingford, SG9 9BW - £390,000

Sanctuary are pleased to offer for sale a realistically priced staggered terrace home, offering terrific value for money. The property comprises 4 Bedrooms, Downstairs Wc, Lounge, Kitchen, Dining room, Bathroom Wc, Gas central heating, Double glazed windows, Gardens, Garage-en-bloc and nicely situated in a cul-de-sac location centrally located to schools and High Street facilities.

Entrance door to:

Entrance Hall

uPvc front door with privacy glass leading to entrance hall. Wood effect floor. Storage cupboard. Doors to:

Downstairs Wc

Low level flush w/c. Wash hand basin. Radiator. Wood effect flooring.

Lounge

14'7" x 12'9"

Bay window to front aspect. Radiator. Gas fired feature fireplace with limestone surround and granite hearth. Wood effect flooring. Storage cupboard. Door to;

Inner hall

Storage cupboard housing consumer unit. Further large storage cupboard. Stairs to first floor. Wood effect flooring. Door to:

Kitchen

10'2" x 8'5"

Range of white eye and base level units with laminate countertops and tiled splash backs. Integrated 5 ring gas hob with electric oven. Space for slim dishwasher, washing machine and fridge freezer. Inset ceiling lights. Vinyl flooring. Window to rear aspect. Door leading to garden. Door to:

Dining room

16' x 9'1"

French doors leading to garden. Wood effect flooring. Radiator. Understairs storage cupboard. Archway leading to lounge.

Stairs to first floor landing

Inset ceiling lights. Shelved airing cupboard housing Worcester boiler. Access to boarded loft (with lights). Door to:

Bedroom One

12'9" x 10'

Window to front aspect. Radiator. Wood effect flooring.

Bedroom Two

11' x 10'

Window to rear aspect. Radiator. Built in cupboard. Wood effect flooring. Built in storage cupboard.

Bedroom Three

10' x 7'

Window to rear aspect. Radiator. Wood effect floor. Built in storage cupboard.

Bedroom Four

10' x 7'

Window to front aspect. Radiator. Built in storage cupboard.

Bathroom Wc

Three piece suite comprising of panel bath with shower over and glass shower screen, pedestal sink and low level flush w/c. Partially tiled walls. Tiled floor. Extractor fan. Inset ceiling lights. Radiator.

Exterior

Rear Garden - Mostly laid to lawn with mature shrubs. Patio area. Outside tap. Brick built storage sheds. Rear gate access.

Front - Mostly laid to lawn with mature shrubs. Path leading to front door.

Garage En Bloc with up & over door

Agents note

Hastoe Housing maintain the communal grounds. Maintenance fee approximately £100 P.A.

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

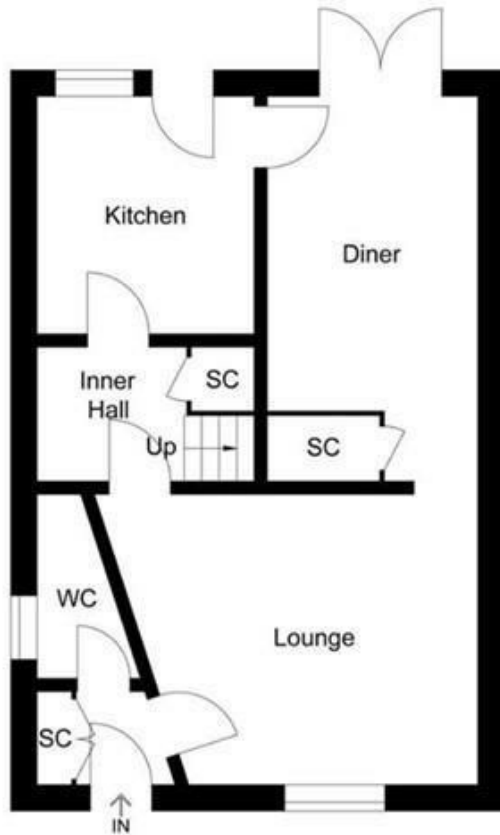
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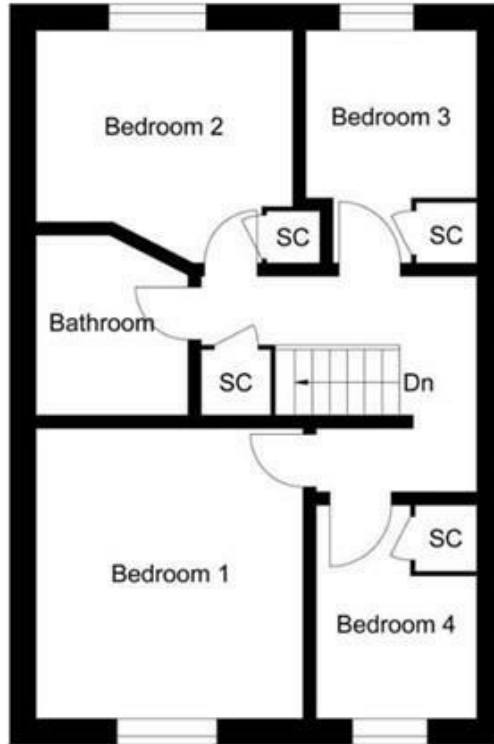






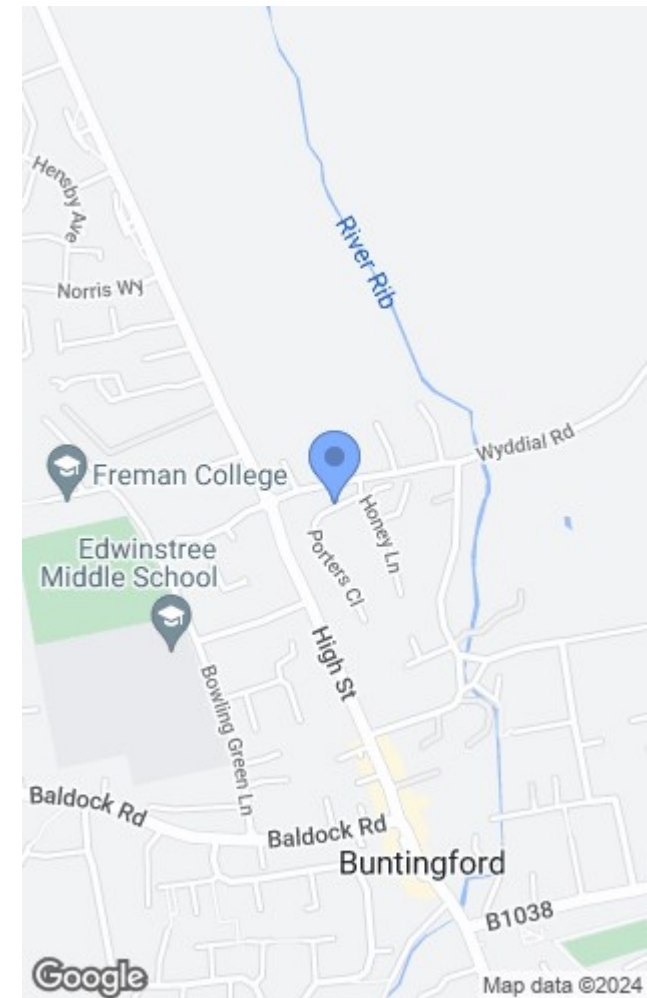


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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	

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/fitments 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.

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

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