

High Street, Buntingford  
OIEO £500,000

**Sanctuary**  
Buntingford

## High Street, Buntingford, SG9 9AE - OIEO £500,000

Offers in Region of £500,000 - £550,000

Sanctuary Buntingford are privileged to offer for sale a most delightful and deceptively spacious period property situated in the heart of town. This Grade II listed home, which offers an abundance of character features, comprises 3 Double Bedrooms, Dining/Sitting room, Lounge, Re-fitted Kitchen/Breakfast room, Re-fitted Shower Wc, Gas central heating, Courtyard garden and Off street parking for 2 vehicles to rear.





### **Entrance door to:**

#### **Dining/Sitting room**

17' x 11'2"

Bay window to front aspect, log burner in brick fireplace with original hearth, strip wooden flooring, radiator, under stairs cupboard, stairs to first floor. Squared archway to:

#### **Lounge**

13'8" x 11'7"

Window to side, fitted carpet, exposed beams, tv point, radiator. Door to:

#### **Kitchen/Breakfast room**

14' x 9'6"

Re-fitted with a range of delightful contemporary wall and base units with work surfaces, and inset sink unit with mixer tap, range style cooker with extractor fan fitted, integrated dishwasher, plumbing for washing machine, tiled floor, radiator, larder cupboard, concealed gas fired domestic boiler, windows and French doors to exterior.

#### **Stairs to first floor landing**

Strip wooden flooring, exposed beams, radiator. Door to:

#### **Bedroom One**

17'10" x 11'7" reducing to 9'5"

Exquisite room divided into two sections with bedroom area and dressing room area separated by beamed divide, windows to side and rear, built in wardrobes, fitted carpet, 2 radiators.

#### **Bedroom Two**

17'1" x 11'3"

Bay window to front aspect with window seat, exposed beams and brickwork feature with cast iron fireplace, strip wooden flooring, roll top bath with mixer tap and shower attachment, radiator.

#### **Bedroom Three**

12' x 8'

Bay window to front aspect, exposed beams, strip wooden flooring, radiator.



### **Shower room Wc**

Re-fitted suite comprising double size shower cubicle with wall mounted mixer shower, wash hand basin, low level wc, tiled splash backs, strip wooden flooring, heated towel rail, access to loft, obscure glazed window to side.

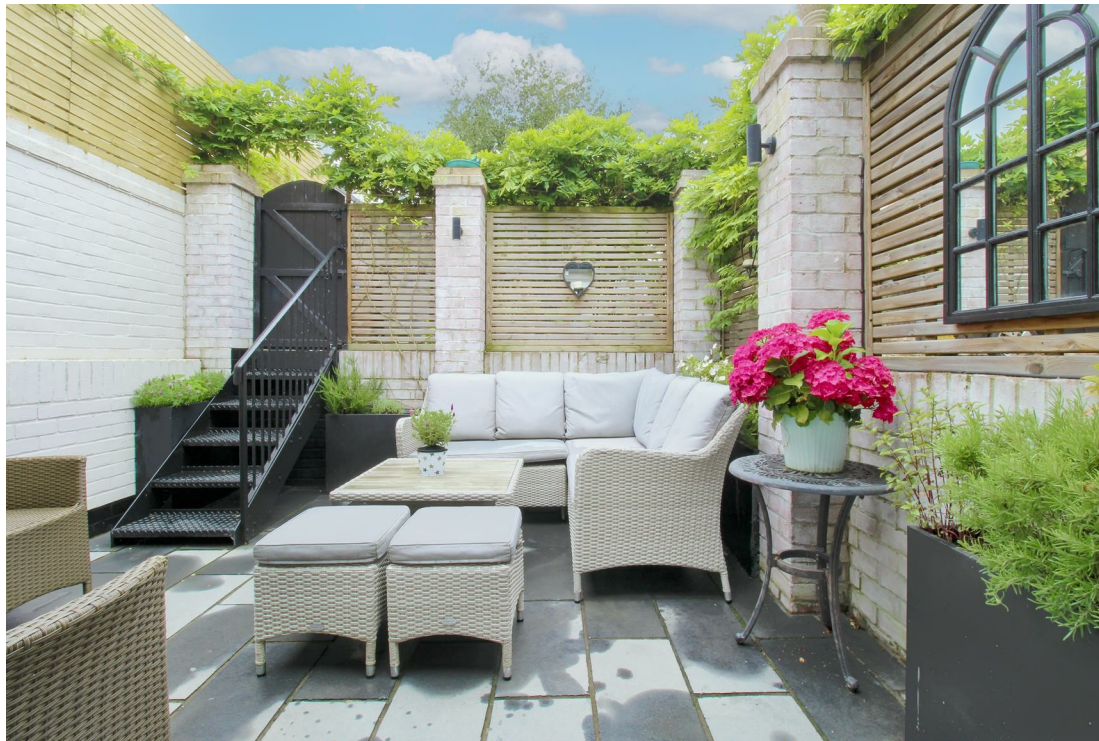
### **Exterior**

Courtyard garden to rear with paved seating area, outside lighting, steps to rear gate which leads to shingle parking area with space for 2 vehicles, 2 timber sheds, shingle driveway to side.

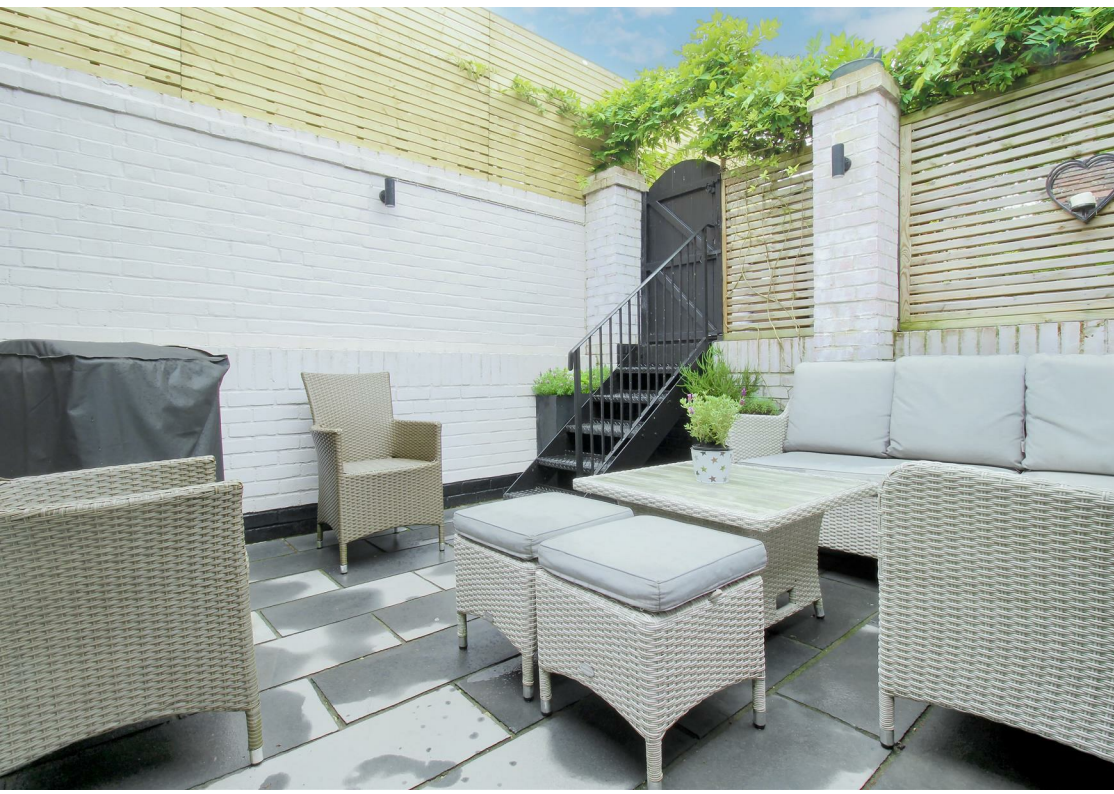
### **Agents note**

Council tax band D £2,130.84 (subject to change)

what3words: ///lace.establish.variety

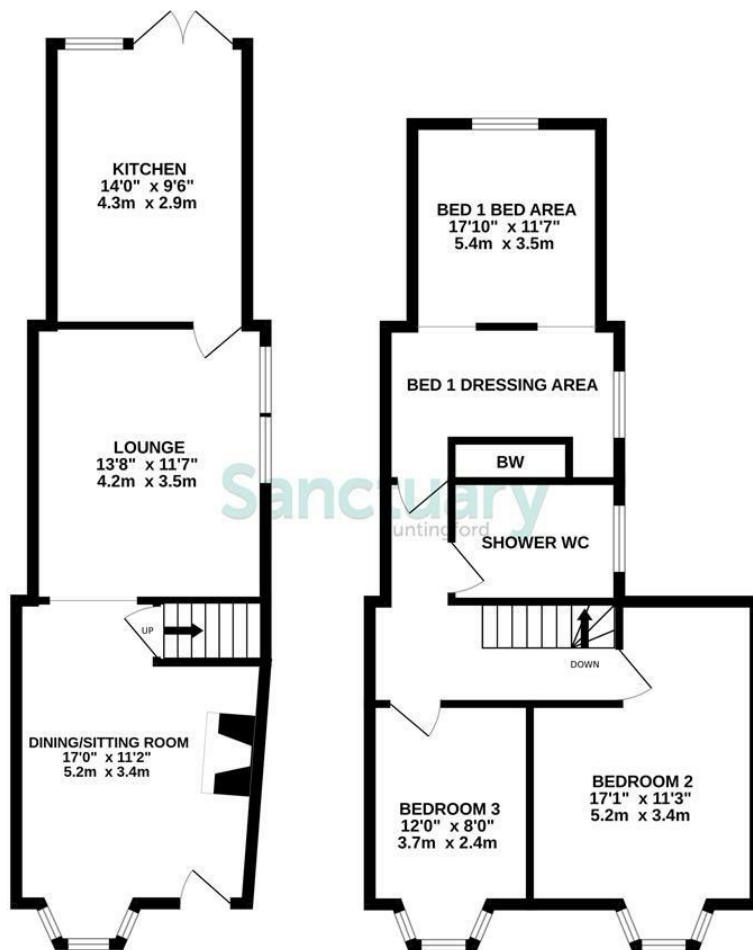






GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.

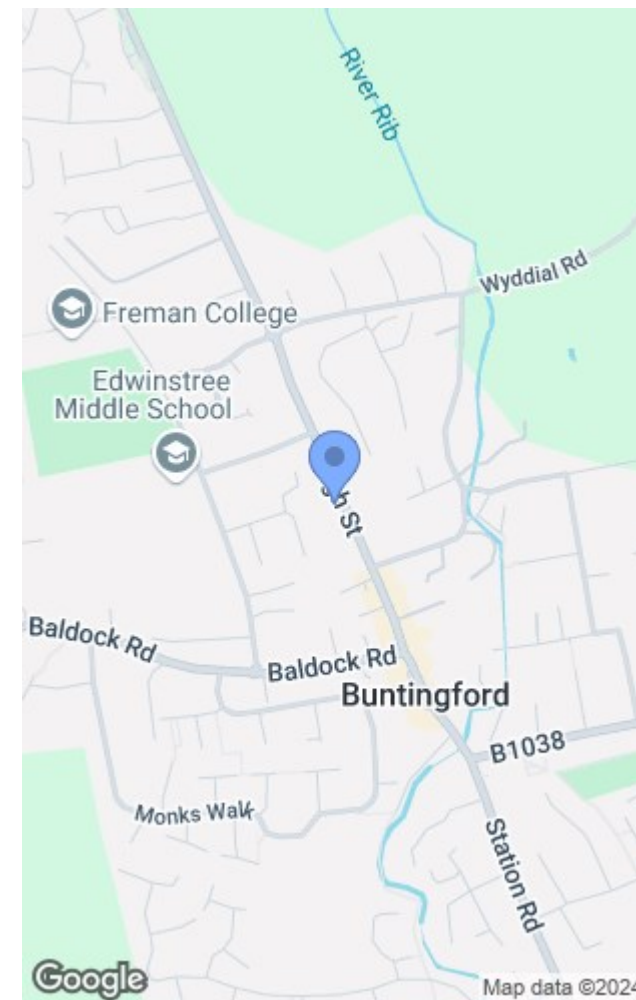
1ST FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 1031 sq.ft. (95.8 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/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.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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