

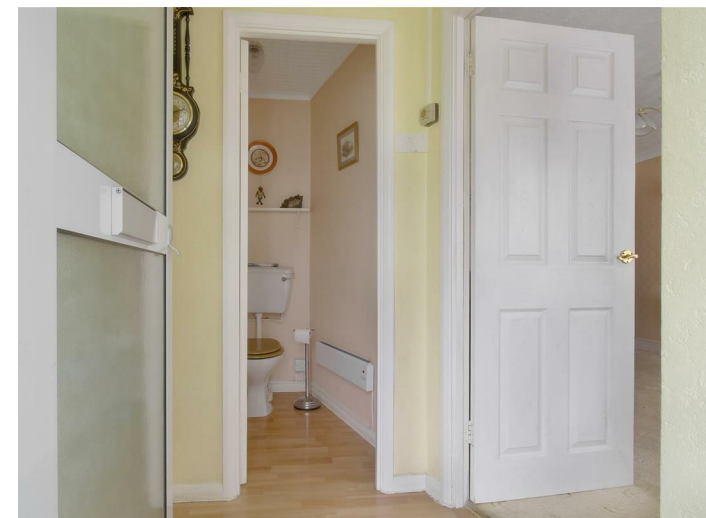


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Porters Close, Buntingford

£375,000

Sanctuary
Buntingford



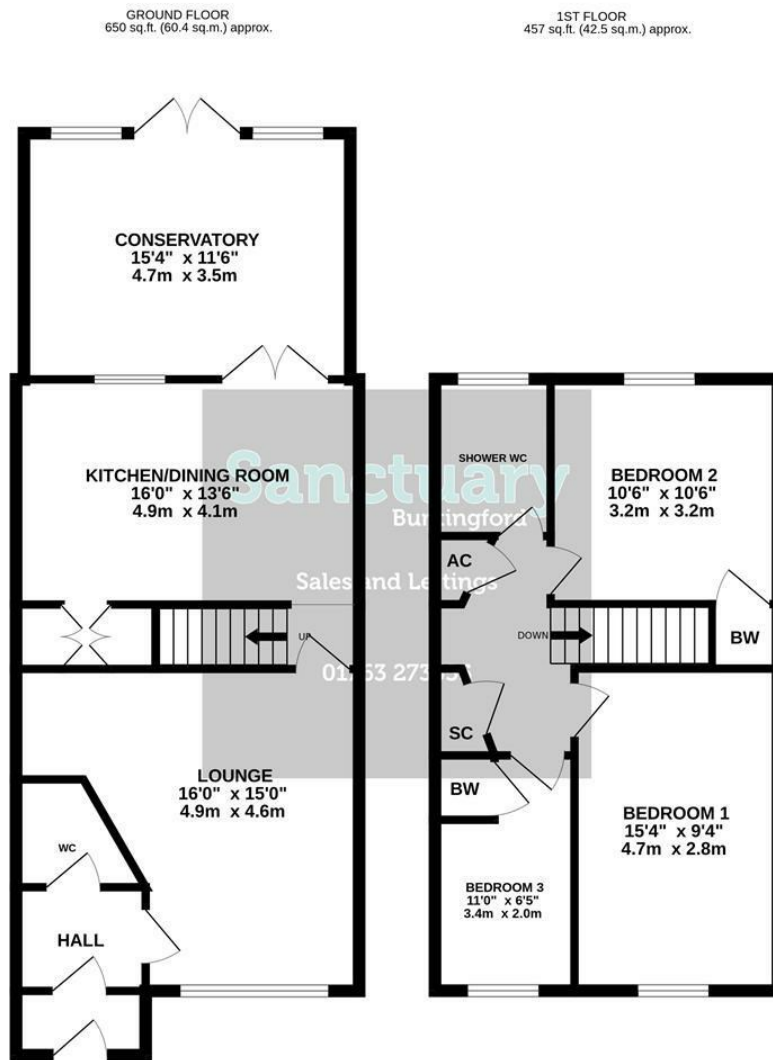
Porters Close, Buntingford, SG9 9BW - £375,000

**** OFFERED WITH NO UPWARD CHAIN **** Sanctuary Buntingford are delighted to offer this spacious 3 Bedroom house located in a pleasant residential location within easy reach of high street facilities and schools. Internally the accommodation is presented in good order throughout with a downstairs Wc, Re-fitted Kitchen/Diner and Lounge, as well as a large conservatory to the rear looking out to a well maintained rear garden in excess of 50ft. Upstairs there are 3 bedrooms and a Re-fitted Shower room Wc. complemented by Gas central heating and uPVC Double glazed windows throughout and Garage-en-bloc.





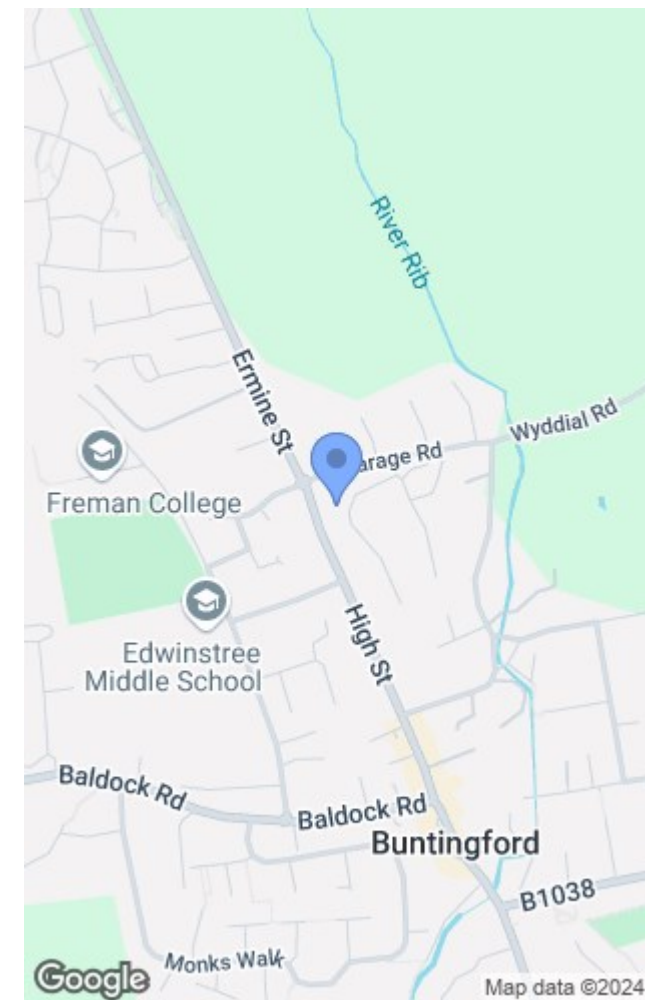




TOTAL FLOOR AREA: 1107 sq.ft. (102.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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	80	62

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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