



Church Street, Buntingford

£299,995

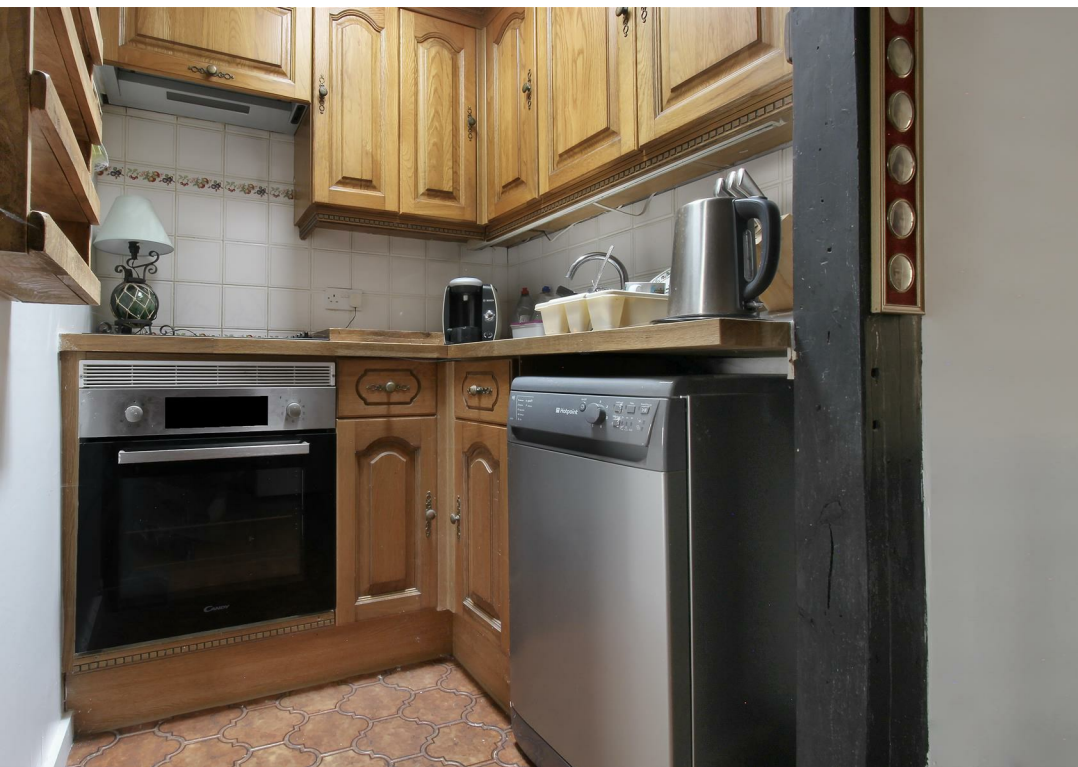
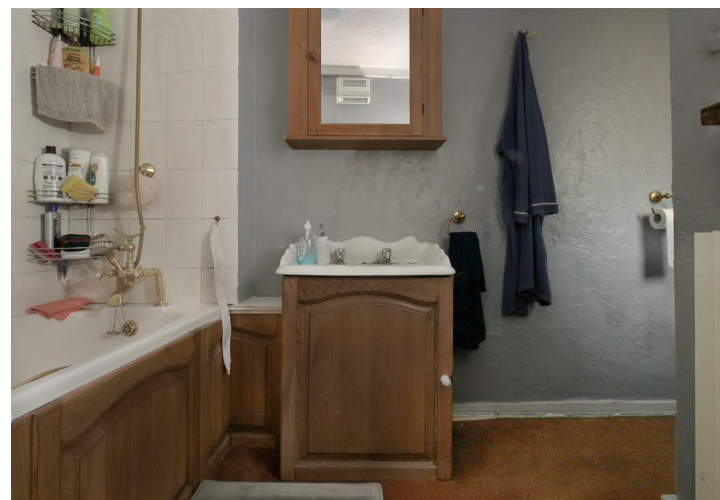
Sanctuary
Buntingford



Church Street, Buntingford, SG9 9AS - £299,995

**** OFFERED WITH NO UPWARD CHAIN **** Sanctuary Buntingford are delighted to offer for sale this Grade II listed property boasting charming period features, situated in a quaint central location within ideal walking distance of High Street facilities. The property comprises 2 Bedrooms, Lounge, Kitchen, Dining area Ground floor Bathroom Wc, Gas central heating and Courtyard garden to rear.

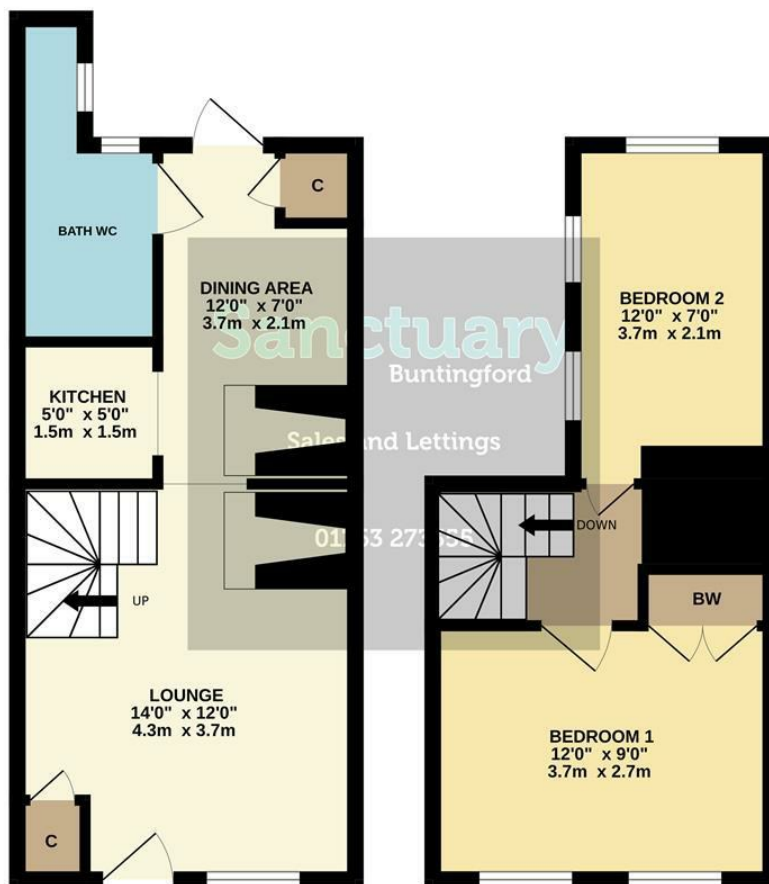






GROUND FLOOR
294 sq.ft. (27.3 sq.m.) approx.

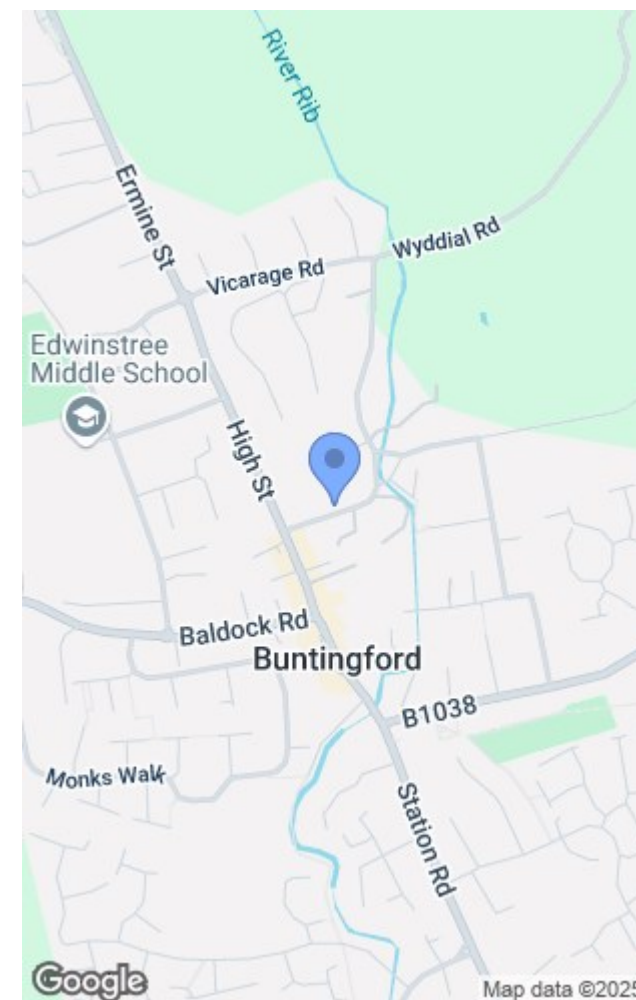
1ST FLOOR
234 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA: 528 sq.ft. (49.1 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/fitings 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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

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Buntingford