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Paddock Road, Buntingford

£350,000

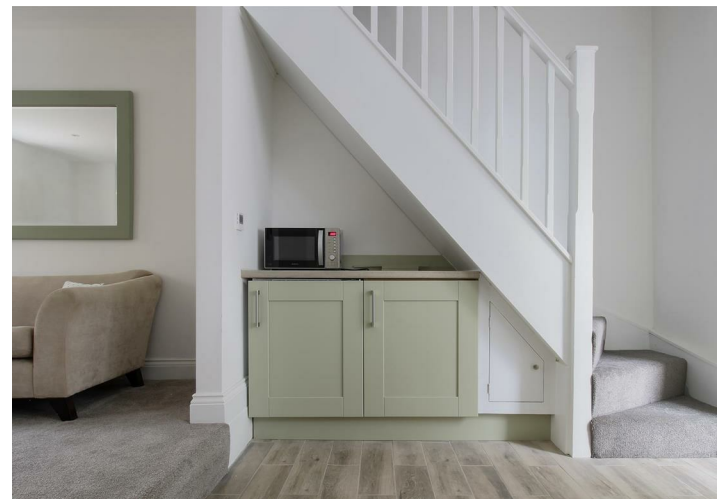
Sanctuary
Buntingford



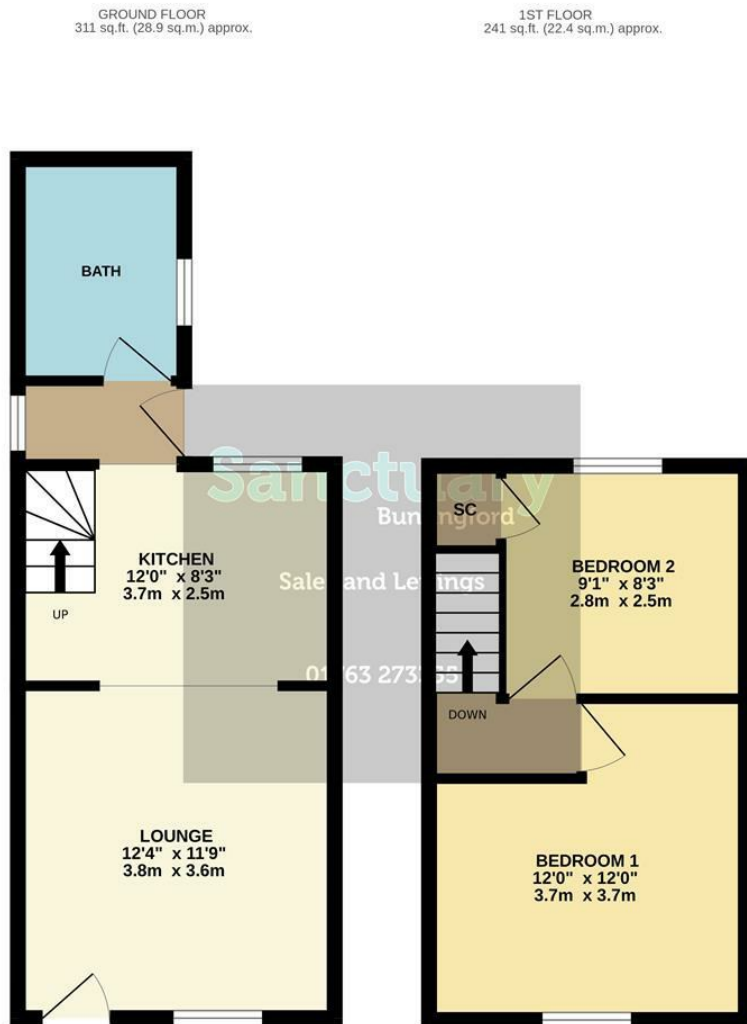
Paddock Road, Buntingford, SG9 9EY - £350,000

**** OFFERED WITH NO UPWARD CHAIN **** Sanctuary Buntingford are very pleased to offer for sale a Refurbished Cottage style property situated in a lovely tranquil part of town, yet still within ideal reach of local schools and facilities. The property comprises 2 Bedrooms, Lounge, Re-fitted Kitchen, Re-fitted G/floor Bathroom & shower, Gas central heating, uPVC Double glazed windows and 80ft West facing rear garden.







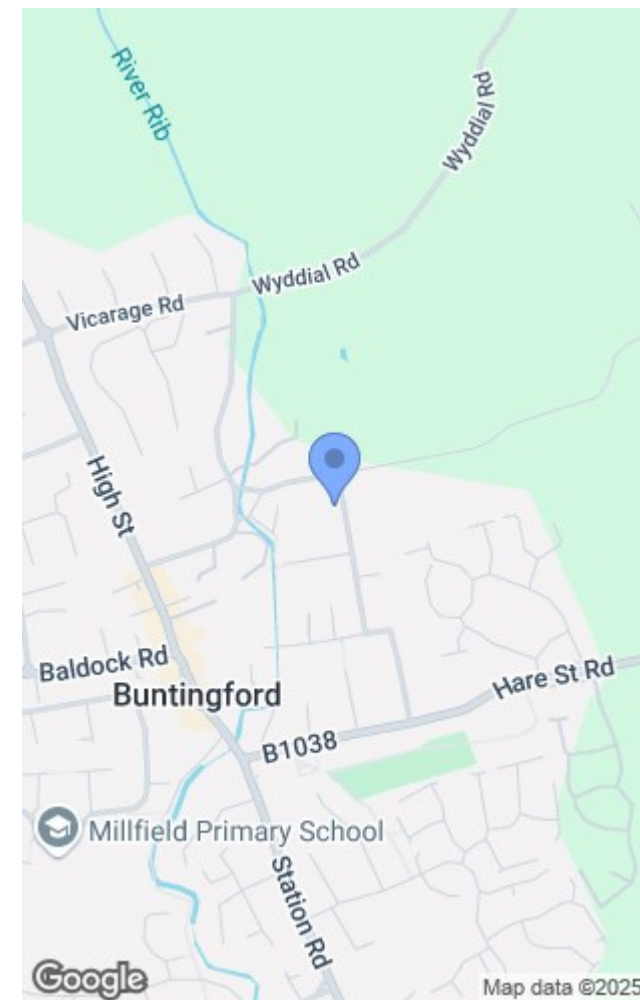


TOTAL FLOOR AREA : 553 sq.ft. (51.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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	(92 plus) A		
(81-91) B	82		(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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

Sanctuary
Buntingford