



Ermine Court, Buntingford

£390,000

Sanctuary
Buntingford



Ermine Court, Buntingford, SG9 9HY - £390,000

Sanctuary Buntingford are very pleased to offer an EXTENDED End house presented in exceptional order throughout and situated in a small close within ideal walking distance of High street facilities. The property comprises 2 Bedrooms, Wonderful open plan living accommodation downstairs, 23ft Lounge/Dining room, Re-fitted Kitchen with island, Conservatory, Downstairs Wc, Re-fitted Bathroom Wc, Gas central heating with under floor heating to ground floor, Double glazed windows, Courtyard gardens to side and rear, Off street parking for 2 vehicles to front with EV charging point.

Entrance door to:

Lobby

Open aspect to:

Kitchen

15'10" x 8'8"

Re-fitted with a matching range of light wall and base units with work surfaces and brushed bronze splash backs, inset 1 & 1/2 bowl sink unit and mixer tap, integrated double oven with 4 plate induction hob and stainless steel extractor hood fitted, integrated washer dryer, integrated dishwasher, integrated fridge/freezer, kitchen island with breakfast bar and units integrated, engineered Oak flooring, window to front aspect.

Lounge/Dining room

23'3" x 11'9"

Engineered Oak flooring, window to side, tv point, stairs to first floor, under stairs cupboard. Squared archway to:

Conservatory

12' x 8'

Windows and doors to rear garden, engineered Oak flooring, pocket doors between conservatory and reception room.

Downstairs Wc

Comprising low level wc, wash hand basin, tiled walls, tiled floor, heated towel rail, extractor fan.

Stairs to first floor landing

Fitted carpet, airing cupboard housing hot water cylinder and shelving. Door to:

Bedroom One

11'9" x 9'7"

Window to rear aspect, built in wardrobes, fitted carpet, radiator.

Bedroom Two

9' x 7'

Window to front aspect, fitted carpet, radiator, built in storage cupboard.

Bathroom Wc

Re-fitted 3 piece suite comprising panel enclosed bath with mixer tap and wall mounted mixer shower, pedestal wash hand basin, low level wc, tiled walls, tiled floor, heated towel rail, obscure glazed window to side.

Exterior

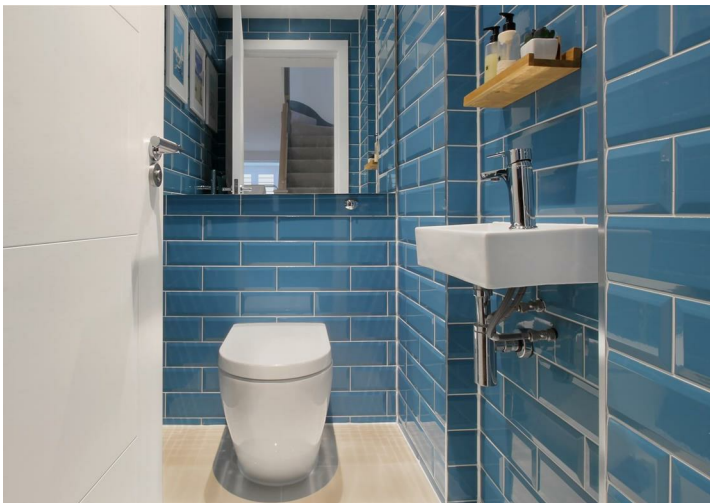
West facing courtyard garden to rear with paved patio extending to artificial lawn area to side, pedestrian gate to side.

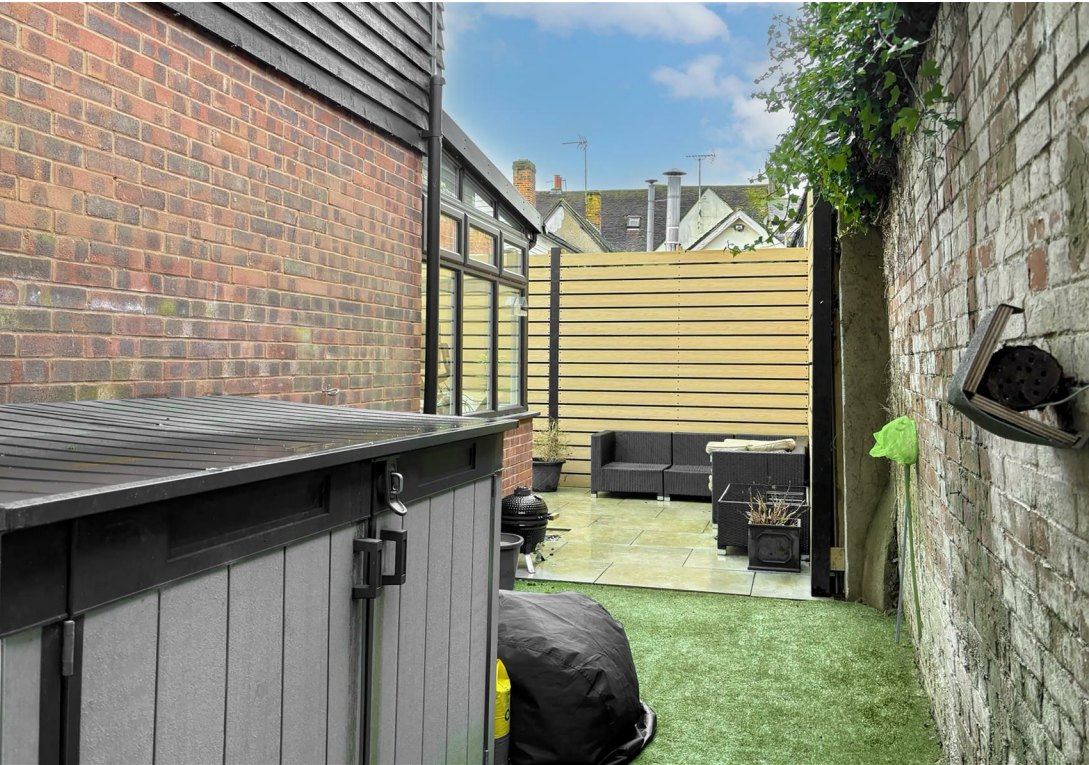
Off street parking for 2 vehicles directly to front with EV charging point, slate chipping border.

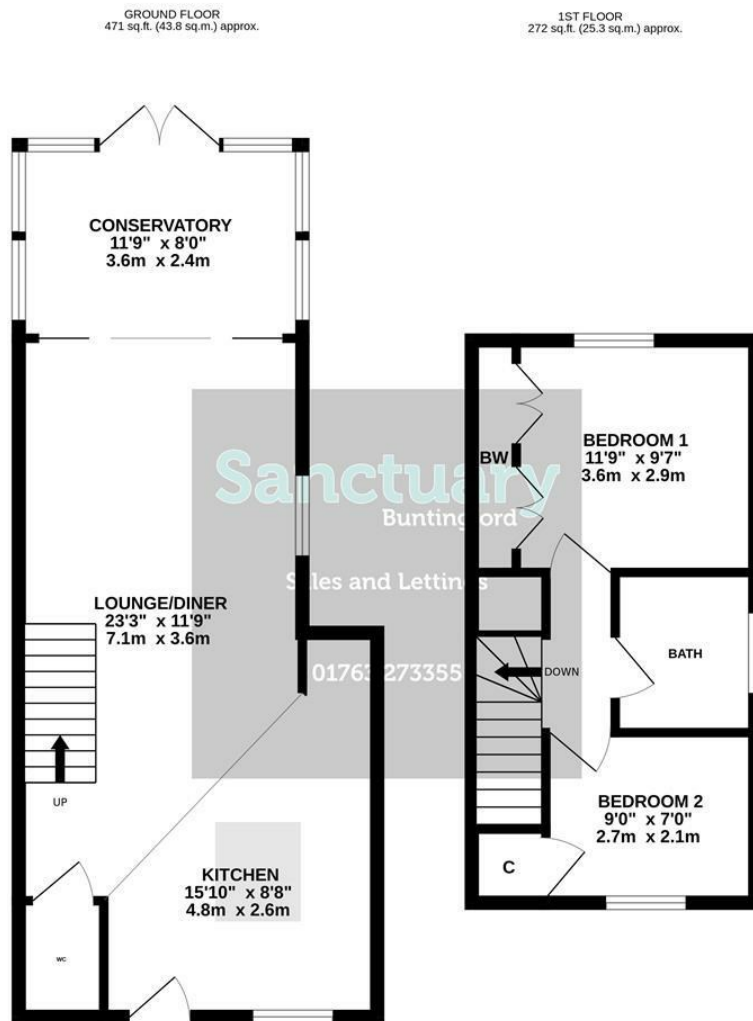
Agents note

Council tax band C £2,079.38 p.a. (Subject to Change)

what3words: ///dairy.expectant.competing



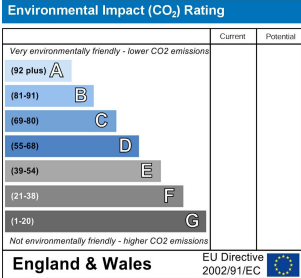
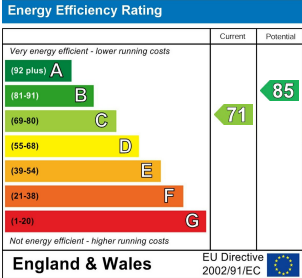




TOTAL FLOOR AREA: 744 sq.ft. (69.1 sq.m.) approx.

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.



Sanctuary 42 High Street, Buntingford, Hertfordshire, SG9 9AH

01763 273355 hello@sanctuarybuntingford.co.uk www.sanctuarybuntingford.co.uk

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

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