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Peasecroft, Cottered

£239,995

Sanctuary
Buntingford

Peasecroft, Cottered, SG9 9QS - £239,995

Sanctuary Buntingford are pleased to offer for sale a well proportioned first floor apartment with the rare benefit of having its own garden. Situated in the quiet and desirable village of Cottered. The property comprises 2 double bedrooms, lounge, kitchen, recently refitted bathroom w/c, 2 large storage cupboards, double glazing, top-of-the-range electric heating and own garden.

COMMUNAL ENTRANCE

Door to entrance hallway, stairs to communal first floor landing. Own front door to:

HALLWAY

13'10" x 5'7"

Large storage cupboard with light. Rointe electric radiator. Fitted carpet

BEDROOM 1

13'x9'

Double glazed window to front aspect, fitted carpet, large storage cupboard

BEDROOM 2

7'10" x 8'10"

Double glazed window to rear aspect, fitted carpet

BATHROOM

7'1" x 6'

Recently refitted white suite comprising bath with over bath Triton Riba shower, hand basin inset into vanity unit and dual flush w/c. Ceramic floor and wall tiles. Double glazed window to rear with obscured glass. Inset ceiling light

LOUNGE

17'x11'

Large double glazed windows to front aspect. Double glazed window to side aspect. Rointe electric radiator. Vinyl flooring

KITCHEN

8'x11'

Recently redecorated, double glazed window to rear. Range of wall & base units, drawers, one & a half bowl single drainer sink unit with mixer taps. Integrated four ring induction hob with electric oven/grill beneath and extractor above. Recess for fridge and freezer. Recess for washing machine and dishwasher. Tiled splashbacks surrounding worktops. Cupboard containing water cylinder. Vinyl floor covering. Ceiling spotlights.

EXTERNAL

40'x19'

Communal front lawn, own rear garden accessed via communal hallway. Laid to lawn, outside tap, two large sheds, refuse storage.

Agents note

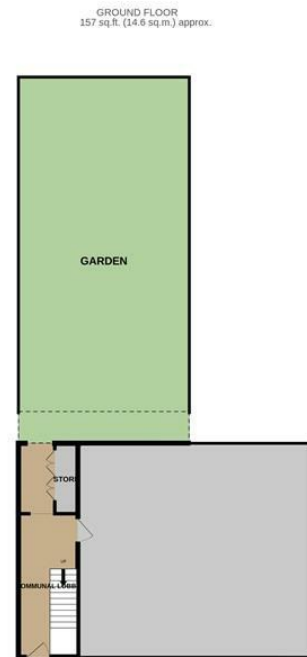
Council tax band: B £1,780.57 p.a. (Subject to Change)

what3words: ///taller.riverside.label







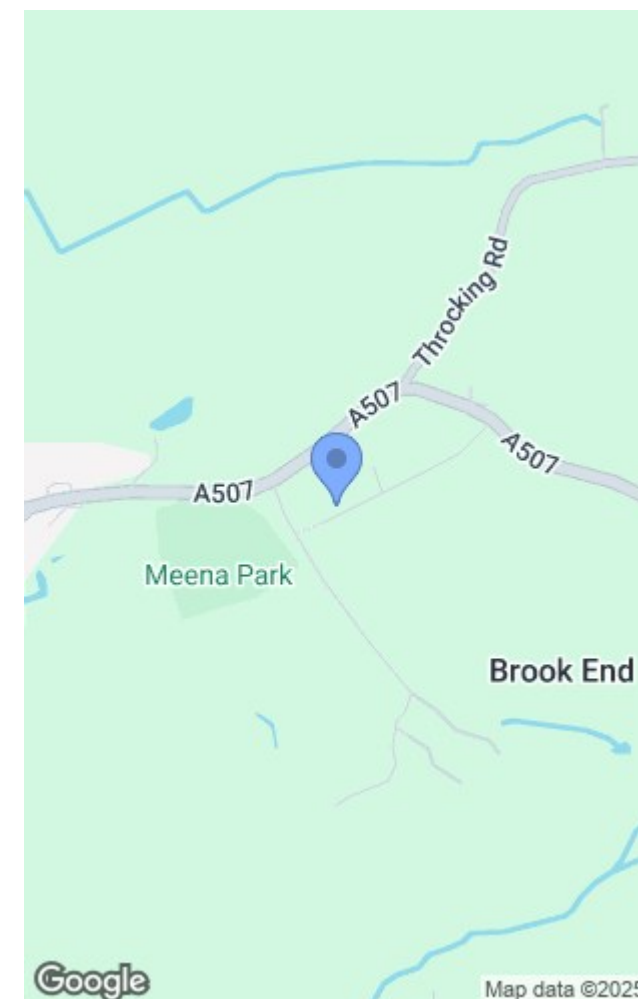


TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.

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/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	

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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