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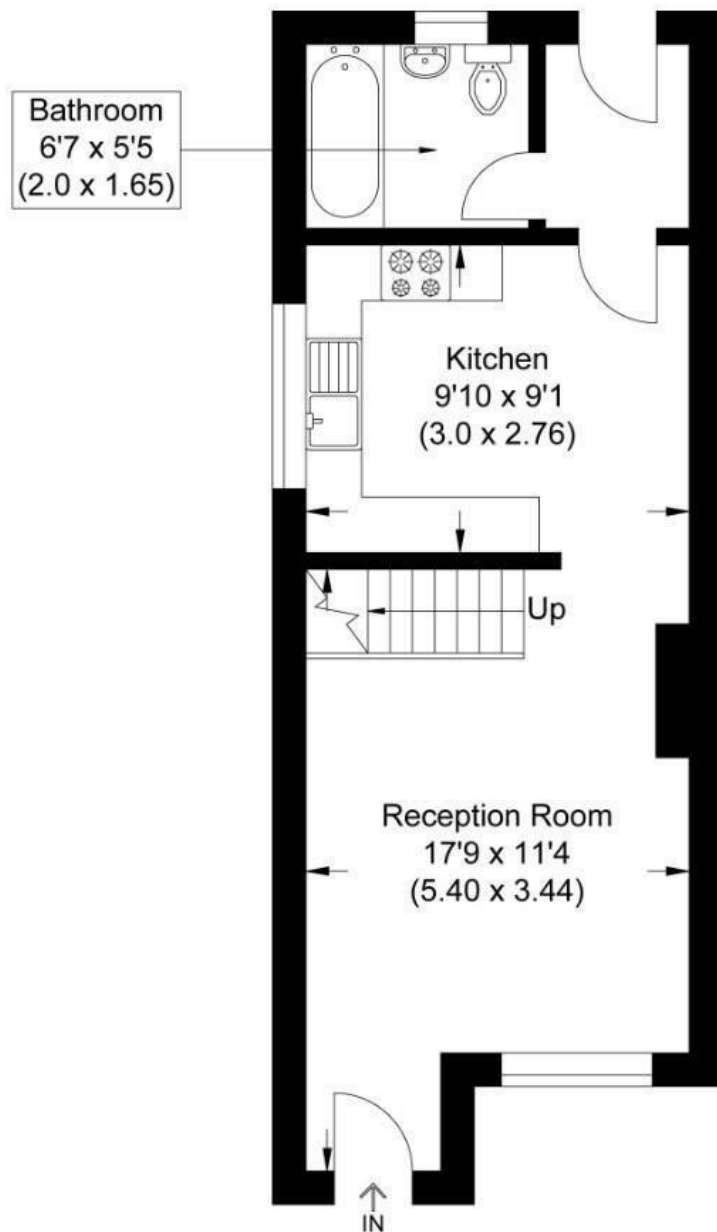
3 Mill Cottages, Hare Street Road, Buntingford, SG9 9HX

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Asking Price £300,000

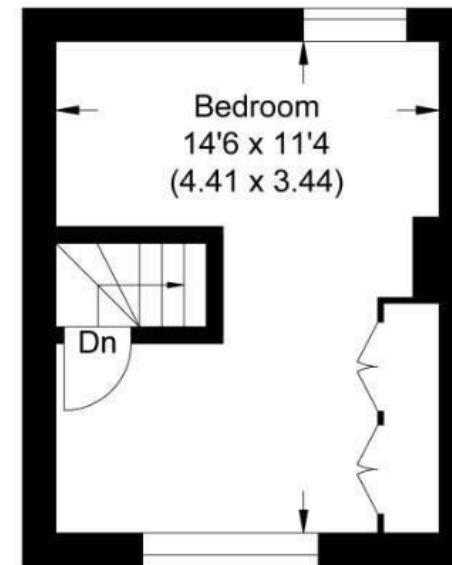
Rare opportunity to purchase this truly unique property which has undergone a great deal of improvement and renovation. New kitchen and bathroom. Beautiful oak skirtings, architraves, internal doors throughout. The property has been maintained to a high standard throughout.

- Newly fitted kitchen with integrated appliances.
- Living room with feature fireplace and views across Buntingford.
- Recently relandscaped front garden with raised terrace and lawn.
- Off road parking space for large car.
- Newly fitted bathroom.
- Dual aspect bedroom with bank of quality built in wardrobes.
- Rear garden with sun terrace, lawn and large workshop.
- No upper chain



Ground Floor

Approximate Gross Internal Area
47.59 sq m / 512.25 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Ground Floor

Entrance

Half glazed uPVC front door with carriage lamp to side.

Entrance Porch

Inset tiled floor.

Living Room

uPVC window to front. Feature fireplace with brick surround and tiled hearth with inset multi fuel burner. Inset ceiling lights. Turning stairs to first floor with study area below. Contemporary wall mounted Delonghi heater . Open through to kitchen.

Kitchen

UPVC window to side. Vaulted ceiling with Velux roof light. Range of shaker style eye, base and full height units. Under cabinet lighting to wall units. Inset one and a half bowl ceramic sink. Inset four ring induction hob with chimney style extractor hood over and oven below. Built in fridge freezer, washing machine and dish washer. Triple pendant light. Contemporary wall mounted Delonghi heater. Tiled floor with underfloor heating. Oak door to rear hall.

Rear Hall

Tiled floor. Composite stable door.

Bathroom

uPVC window to rear. White suite comprising P bath with power shower over with separate drench head and handset. Vanity unit with contemporary ceramic wash hand basin and low level WC with hidden cistern. Tiled floor with underfloor heating. Chrome ladder style heated towel rail. Extensive contemporary style tiling. Inset ceiling lights.

First Floor

Landing

Oak door to bedroom. Internal oak framed window overlooking kitchen.

Bedroom

Dual aspect room with uPVC windows front and rear. Bank of built in bi fold door oak fronted wardrobes. Inset ceiling lights. Contemporary wall mounted Delonghi heater

Outside

West Facing Garden

Sun terrace. Path to rear gate. Large workshop set on concrete base with block base, transparent roof and two windows to side. Area laid to lawn.

East Facing Garden

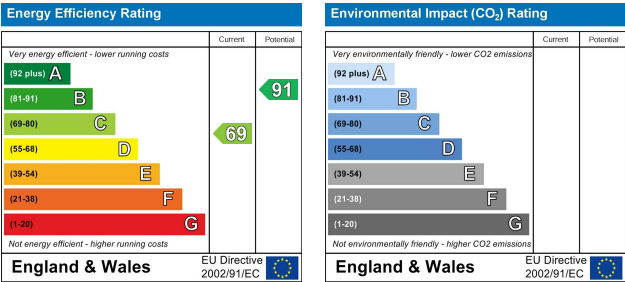
Raised sun terrace with far reaching views. Laid mostly to lawn. Front and side gates.

Parking Area

Off street parking area for one large vehicle.

Agents Note

Shared access drive to rear of property.
Loft boarded partially. Has a ladder.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



