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84 Downhall Ley, Buntingford, SG9 9JT

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O.I.R.O £310,000

Situated on the sought-after Downhall Ley development in Buntingford, this two-bedroom terraced home offers an ideal opportunity for first-time buyers, downsizers, or investors. The property benefits from a well-presented interior throughout and the added convenience of a car port, providing secure and sheltered parking. Offered chain free, the home is ready for immediate occupation, while investors will appreciate its strong rental prospects, with an estimated monthly income of circa £1,350 pcm, generating a potential yield of approximately 5.14%.

A superb, low-maintenance home in a popular location—early viewing is highly recommended.

- Two-bedroom terraced house
- Located on the popular Downhall Ley development, Buntingford
- Ideal for first-time buyers or downsizers
- Low-maintenance home throughout
- Comfortable living accommodation
- Convenient car port providing secure parking
- Offered chain free for a smooth purchase
- Perfect for investors
- Estimated rental income of approx. £1,350 pcm
- Potential rental yield of around 5.14%



Entrance

Front door to:

Entrance Lobby

Door to:

Lounge / Diner

13'6" x 12'2"

Bay window to front aspect. Two radiators. Stairs to first floor. Large understairs cupboard. French doors to patio.

Kitchen

(12'2" x 9'4")

Re-fitted kitchen with a range of white gloss eye and base level units with wood effect countertops and metro tiled splashbacks. White drainer and sink with mixer tap. Integrated oven with 4 ring gas hob and extractor over. Space for washing machine and fridge/freezer. Wood effect flooring.

First Floor**Landing**

Access to shelved airing cupboard. Access to insulated loft. Doors to:

Bedroom One

(10'4" x 8'11")

Window to front aspect. Radiator. Over stairs storage cupboard. Built in wardrobe.

Bedroom Two

(9'2" x 7'2")

Window to rear aspect. Radiator.

Bathroom

Double length walk in shower cubicle. Low level flush w/c, vanity wash hand basin. Tiled splashbacks. Vinyl flooring. Chrome ladder style radiator. Obscure window to rear aspect.

Outside**Front**

Lawn area. Access to:

External Storage

Brick storage shed houses boiler.

Garden

Paved patio. Artificial lawn. Rear gated access to car port.

Carport

Accessed via the rear gate.

Agents Note

**Boundary to the front is the strip of land leading to the edge of the development.

**Loft insulated. Not boarded.

**Boiler installed 2019. Regularly serviced.

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.





