



iwstates.com

5 Church Street, Buntingford, SG9 9AS

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Offers In The Region Of £280,000

**** OFFERED WITH NO UPWARD CHAIN **** Own a slice of Buntingford's rich history with this delightful Grade II listed property. Boasting charming period features, situated in a quaint central location within ideal walking distance of High Street facilities. The property comprises 2 Bedrooms, Lounge, Kitchen, Dining area Ground floor Bathroom Wc, Gas central heating and Courtyard garden to rear.

- Character Cottage with Period Features
- Ground Floor Bathroom WC
- Grade II Listed
- Gas Central Heating
- Two Double Bedroom
- Courtyard Garden
- Lounge & Dining Area
- Convenient Central Location

Buntingford Sales 42 High Street, Buntingford, Hertfordshire SG9 9AH | 01763 272 391
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Entrance Door to:

Lounge

14'0" x 12'0"

Kitchen

4'11" x 4'11"

Dining Area

12'0" x 6'11"

Ground Floor Bathroom

Stairs to First Floor

Bedroom 1

12'0" x 8'11"

Bedroom 2

12'0" x 6'11"

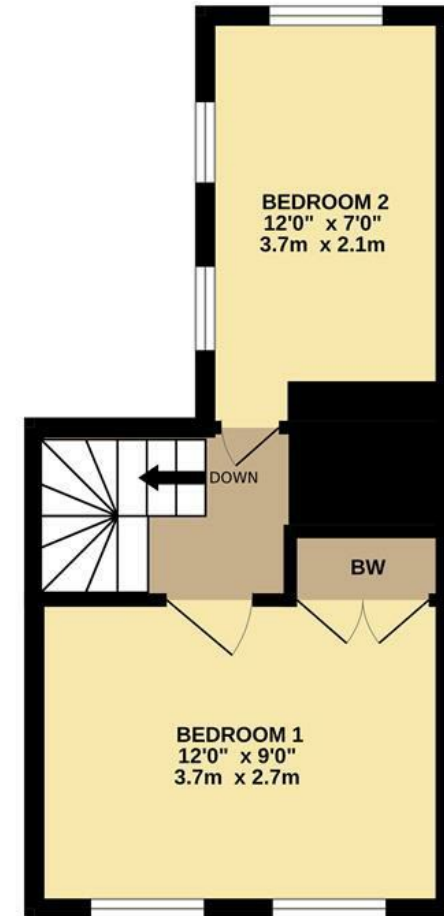
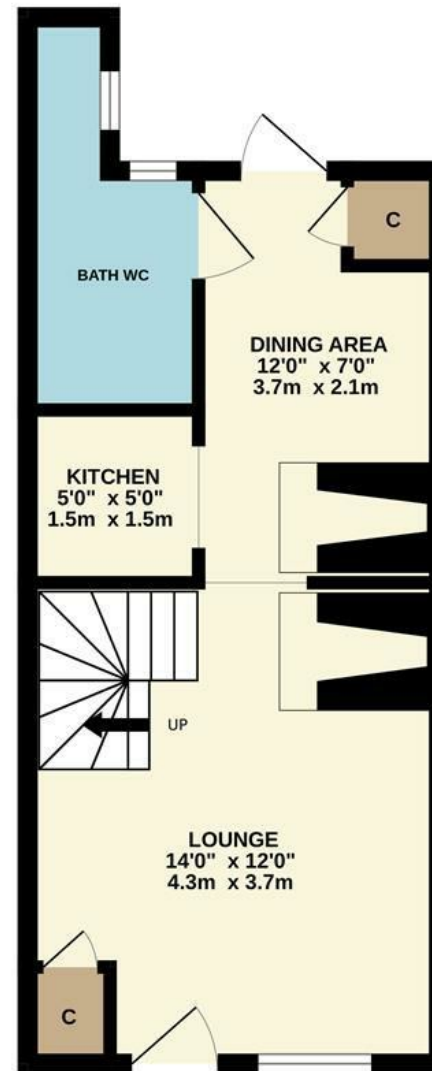
Agents Note

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

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, iWEstates would be pleased to provide free, no obligation sales and marketing advice.

GROUND FLOOR
294 sq.ft. (27.3 sq.m.) approx.

1ST FLOOR
234 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 528 sq.ft. (49.1 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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