



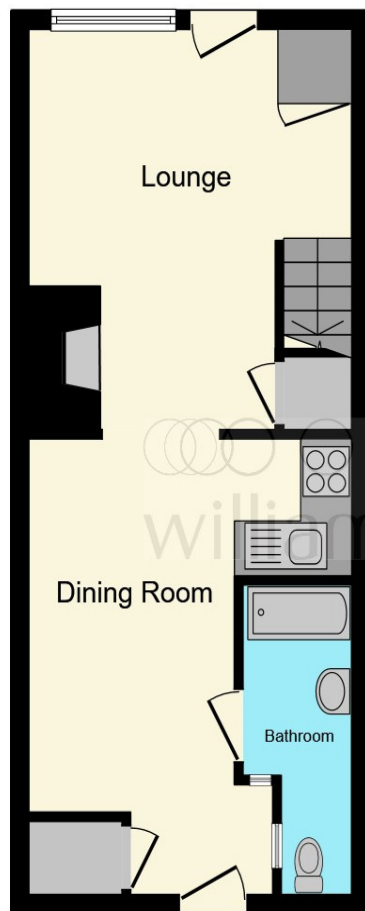
Church Street, Buntingford SG9 9AS

welcome to

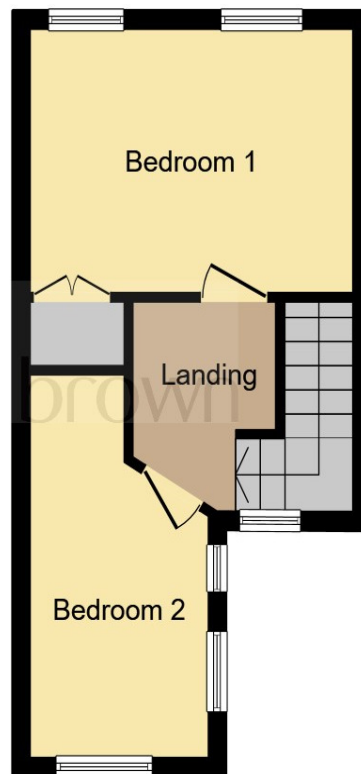
Church Street, Buntingford

Being offered with NO CHAIN is this charming Grade II listed cottage situated within the heart of Buntingford, nestled along the historic 'Church Street' offering a blend of character and comfort and originally crafted with traditional craftsmanship. An internal viewing is a must.





Ground Floor



First Floor

Accommodation Comprises

Sitting Room

12' 4" x 14' 1" Into understairs recess (3.76m x 4.29m Into understairs recess)

Dining Area

12' 7" x 6' 5" (3.84m x 1.96m)

Kitchen

4' 11" x 4' 11" (1.50m x 1.50m)

Bathroom

First Floor Landing

Bedroom 1

12' 4" x 9' 7" To Front of Wardrobes Cupboard (3.76m x 2.92m To Front of Wardrobes Cupboard)

Bedroom 2

12' 7" x 6' 11" (3.84m x 2.11m)

Exterior

Courtyard Rear Garden

Total floor area 61.9 m² (666 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Church Street, Buntingford

- NO CHAIN
- GRADE II LISTED COTTAGE
- HIGH STREET LOCATION
- SITTING ROOM & DINING AREA
- KITCHEN & BATHROOM

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: C

offers in the region of

£280,000



view this property online williamhbrown.co.uk/Property/WRE107680

Please note the marker reflects the
postcode not the actual property



Property Ref:
WRE107680 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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