



KI Keith Ian

The Tannery, Buntingford, SG9 9AR
£225,000

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**** CHAIN FREE **** Keith Ian are pleased to bring to the market a rare opportunity to acquire a GROUND FLOOR MAISONETTE in a convenient central location, ideal for local shops. With the benefit of direct access to it's OWN GARDEN this delightful property also comprises 2 Bedrooms, Kitchen, Re-fitted Shower Wc, Gas central heating, uPVC Double Glazed windows and Garage-en-bloc with 900+ years remaining on lease.

Entrance door to:

Entrance Lobby

Vinyl floor covering, radiator, wall mounted gas fired boiler. Door to:

Lounge

15' x 10'6"

Window to front aspect, fitted carpet, 2 radiators, tv point. Door to:

Kitchen

11'8" x 7'

Fitted with a matching range of light wall and base units with roll edge work surfaces, stainless steel single drainer sink unit with mixer tap, electric cooker point, plumbing for washing machine, tiled splash backs, vinyl floor covering, radiator, window to front aspect.

Inner lobby.

Fitted carpet. Door to:

Bedroom One

11'2" x 9'2"

Window to rear aspect, built in wardrobes, fitted carpet, radiator.

Bedroom Two

10'1" x 6'6"

Window and door to rear garden, built in storage cupboards, fitted carpet, radiator.

Shower Wc

Re-fitted suite comprising double shower cubicle with wall mounted Triton shower, wash hand basin and low level wc set into unit, tiled splash backs, tiled floor, extractor fan, heated towel rail.

Exterior

Own rear garden mainly paved with shrub border, rear pedestrian access.

Front garden: Paved and slate chippings.

GARAGE-EN-BLOC with up & over door.

AGENTS NOTE

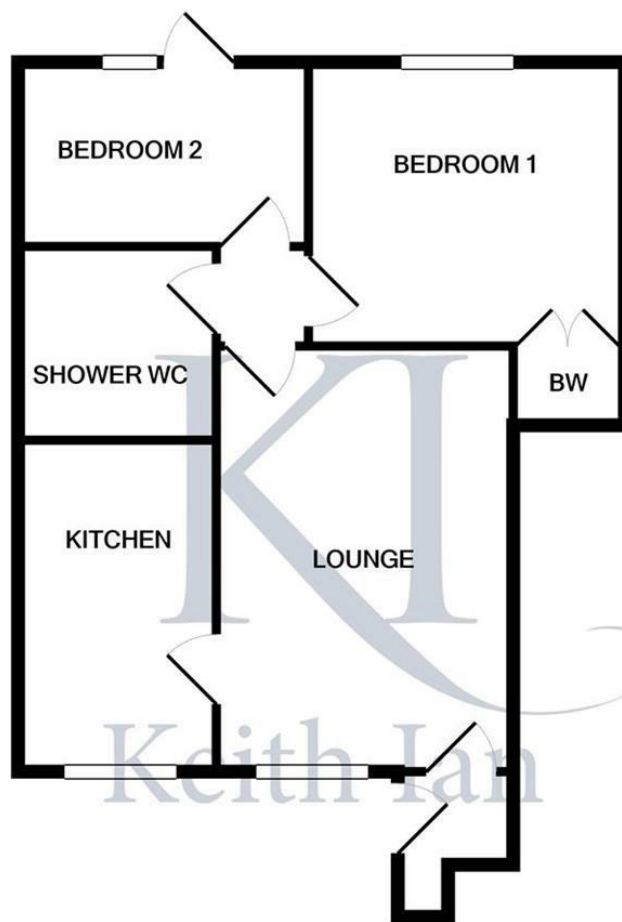
Council Tax Band C £1,613.55pa Subject to Change

Lease 900 years +

Ground Rent £12pa







TOTAL APPROX. FLOOR AREA 503 SQ.FT. (46.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 check.



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	