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2 St. Georges Mews, Buntingford, SG9 9FR

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Asking Price £195,000

Set within the heart of historic Buntingford, this beautifully presented maisonette offers an ideal opportunity for first-time buyers, investors, or those looking to downsize without compromise. Combining stylish interiors with a practical layout, the property delivers comfortable, low-maintenance living in a superb central location.

The property opens straight into a modern, well appointed kitchen/dining area, stairs lead to a unique mezzanine perfect for storage or child bunk bed. A bright and spacious living area sits behind a bedroom separated by a sleek curved wall, separating the two. A modern bathroom adds a contemporary touch. Whilst the footprint of this property is compact, it has been thoughtfully arranged with the layout maximising the space throughout, creating a home that feels both inviting and functional.

Enjoying a tucked-away position within this popular market town, the property is just moments from a range of independent shops, cafés, pubs, and everyday amenities, as well as picturesque countryside walks nearby. Excellent transport connections to surrounding towns and commuter links further enhance the appeal. Ready to move straight into and offering an excellent blend of location, lifestyle, and value, this charming maisonette must be viewed.

- A property that must be viewed to be appreciated. Town Centre location
- Exposed red brick chimney breast to lounge
- Allocated parking for one car
- Lounge / Bedroom on the first floor separated by a stylish curved wall
- 999 year lease. No ground rent or maintenance charge
- Integrated Induction hob with oven under and extractor hood above. Integrated washer/dryer
- Multiple lighting options throughout the property
- Excellent ground floor Kitchen/Breakfast room , fitted with a range of fashionable wall and floor units
- Good size, well fitted shower room with skylight
- Potential rental income £1000 pcm. Rental yield 6.15%

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Approximate Gross Internal Area
43.20 sq m / 465.0 sq ft

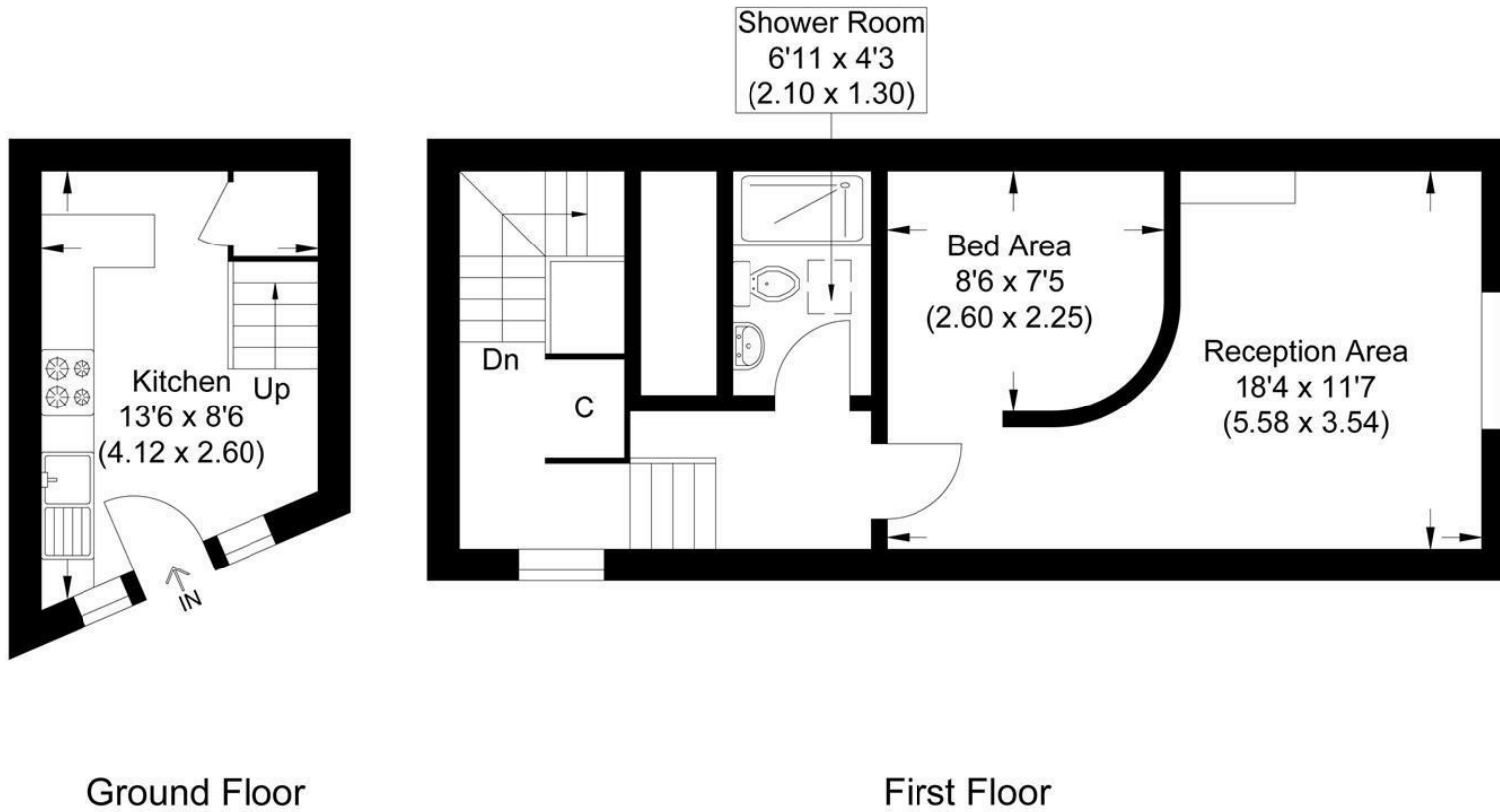


Illustration for identification purposes only, measurements are approximate, not to scale.

Front

Attractive front door with windows to either side all containing ornate stained colour glass and patterning to plain glass.

Kitchen/Breakfast Room

Re fitted with a range of attractive wall and floor units. Part circular single drainer, single basin stainless steel sink unit with mixer tap. Glass splashbacks to sink unit and built in induction hob with oven under and extractor hood above. Mood lighting to skirting boards and under lighting to wall units. Integrated fridge. Integrated washer/dryer. Timber work surfaces with matching splashback leading to breakfast bar. Large walk in cupboard under the stairs. Electric radiator. Stairs to:

Half Landing

Small timber ladder to occasional den. Airing cupboard housing the hot water tank. Window to side. Electric radiator. Down lights to ceiling. Wide staircase with mood lighting to:

Den / Storage

Accessed from half landing, an area large enough for a single mattress or additional storage.

Second Landing

Down lights to ceiling.

Lounge/Bedroom

Large curved wall separates the two areas.

Lounge Area

Feature red brick chimney breast with fireplace housing downlight. Window to front with louvered timber blinds. TV point. Down lights to ceiling. Electric radiator.

Bedroom Area

Three feature up lights. Electric radiator.

Shower Room

Large fully tiled in shower cubicle with glass sliding door. Low flush WC. Vanity wash hand basin with mixer tap. Illuminated mirror. Electric towel rail. Velux sky light. Down lights to ceiling.

Outside

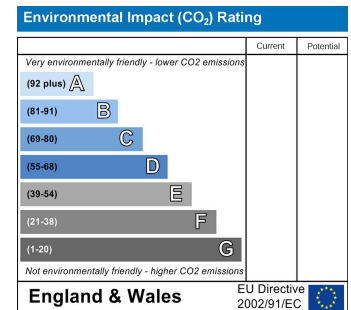
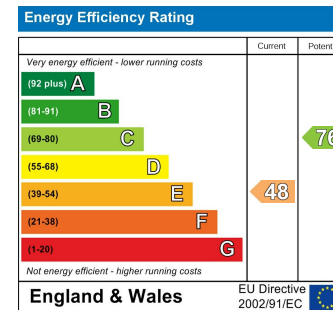
Allocated parking space for one car.

Agents Notes

Council Tax Band: A (£1,637.06p.a. subject to change)

999 year lease from 2017, no ground rent, no service charge.

Potential rental income £1000. Yield 6.15%



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. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of IWestates estate agents.

