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6 Ermine Court, Buntingford, Hertfordshire, SG9 9HY

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Price £375,000

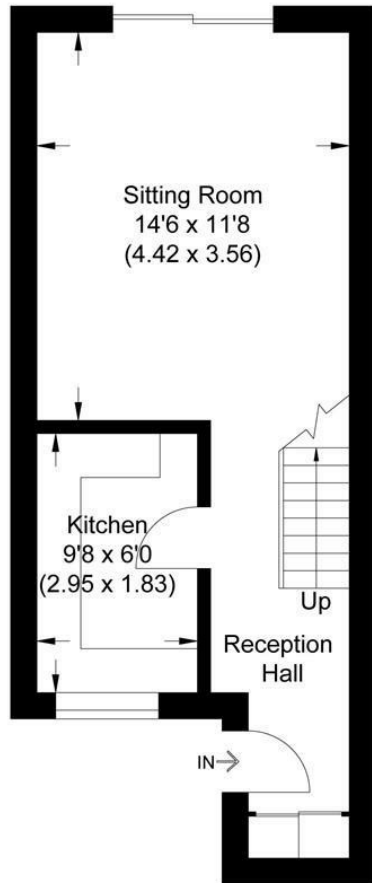
- Peacefully tucked away within a courtyard-style development just behind the High Street
- Brand-new kitchen and contemporary shower room
- Wall-to-wall fitted wardrobes to the principal bedroom
- Versatile loft space ideal as a home office, snug or playroom
- Gated side access owing to the end-of-terrace position
- Beautifully presented two-bedroom end-of-terrace home
- Bespoke fitted storage and media unit to the lounge
- Fully converted loft room with Velux windows and eaves storage
- Private south-facing low-maintenance rear garden with electric sun awning
- Off-street parking for one vehicle with visitors' bays located opposite

Tucked away within a peaceful courtyard-style development just behind the High Street, this beautifully presented two-bedroom end-of-terrace home enjoys an excellent combination of convenience and seclusion. Ideally positioned for those who enjoy being able to walk to local shops, cafés and amenities whilst still benefiting from a quiet setting, the property has been thoughtfully improved throughout.

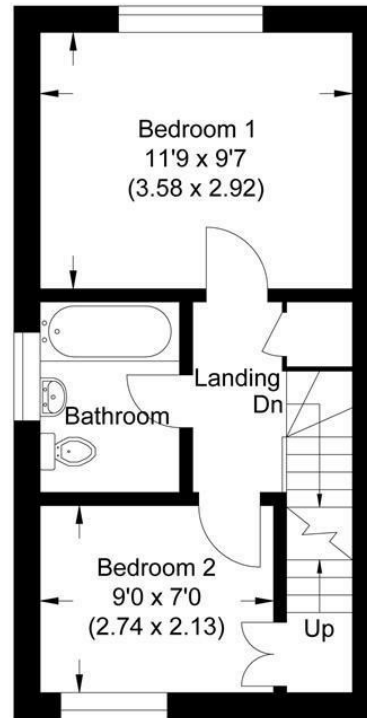
The accommodation includes a brand-new kitchen and contemporary shower room, together with bespoke storage solutions within the lounge and wall-to-wall fitted wardrobes to the principal bedroom. Bedroom two provides access to a staircase rising to a fully converted and highly versatile loft room featuring Velux windows and useful eaves storage, ideal as a home office, snug or hobby room.

Externally, the property benefits from a private south-facing rear courtyard garden designed for low-maintenance living, complete with an electric sun awning creating an ideal space for outdoor dining and relaxation. The garden also enjoys gated side access owing to its end-of-terrace position. To the front, there is off-street parking for one vehicle, with additional visitors' bays conveniently located opposite.

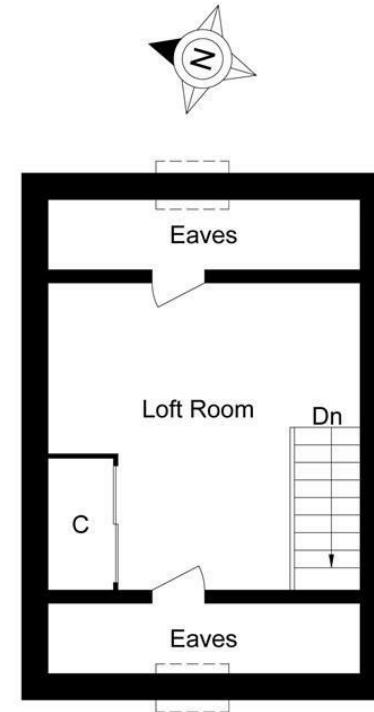
Approximate Gross Internal Area
55.71 sq m / 599.65 sq ft
(Excludes Loft)



Ground Floor



First Floor



Second Floor

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

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.

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		
		85
	60	
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		
EU Directive 2002/91/EC		

Entrance Hall

Inset coconut matting by the front door. Radiator. Wood-effect flooring and inset ceiling lighting. Utility cupboard housing the boiler and utility meters, free standing washing machine. Staircase rising to the first floor with bespoke understairs storage cupboards. Opens through to:

Kitchen

Recently installed kitchen fitted with a range of wall and base units complemented by coordinating work surfaces. Butler sink with chrome mixer tap. Integrated electric oven with induction hob and extractor hood over, together with a built-in microwave. Freestanding dishwasher and fridge/freezer. Window to front aspect. Tiled splashbacks and tiled flooring. Inset ceiling lighting.

Lounge / Diner

Bespoke TV unit with fitted cupboards and shelving. Bespoke shelving unit incorporating a storage seat. Wood-effect flooring, inset ceiling lighting and radiator. Patio doors opening onto the south-facing garden. Radiator.

First Floor**Galleried Landing**

Storage cupboard. Inset ceiling lights. Doors to:

Bedroom One

Wall-to-wall fitted wardrobes. Window overlooking the garden aspect. Radiator.

Bedroom Two

Window to front aspect. Radiator. Doors leading to the staircase rising to the second floor.

Loft Room

Versatile room ideal for use as a playroom, snug or home office. Eaves storage and built-in cupboards. Two Velux windows to the front and rear aspects. Electric radiator.

Outside**Front**

Block-paved parking area providing off-street parking for at least one vehicle. Timber entrance door with privacy glazing. Security lighting.

South Facing Rear Garden

Secluded rear garden laid with artificial lawn and decking area, ideal for outdoor entertaining. Electric sun awning fitted to the property. Gated side access.

Parking

The property has off-street parking for at least one vehicle. Plus visitor parking bays opposite.

Agents Note

Council tax band C.

Shower Room

Recently installed shower room comprising a spacious double-length walk-in shower cubicle, low-level flush WC and vanity wash hand basin. Fully tiled walls and flooring. LED touch-light mirror. Obscure glazed window to the side aspect and inset ceiling lighting.









