



[iwstates.com](http://iwstates.com)

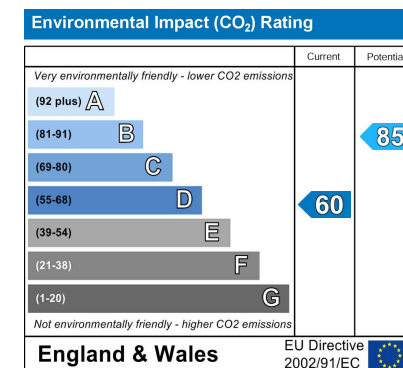
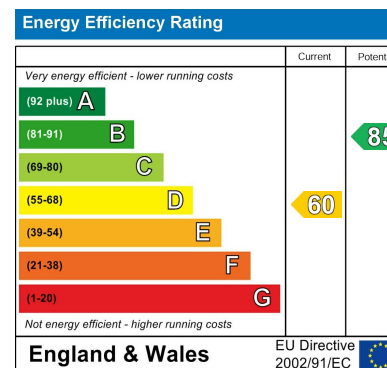
2 Stocking Hill, Cottered, Buntingford, SG9 9PY

## 2 Stocking Hill, Cottered, Buntingford, SG9 9PY

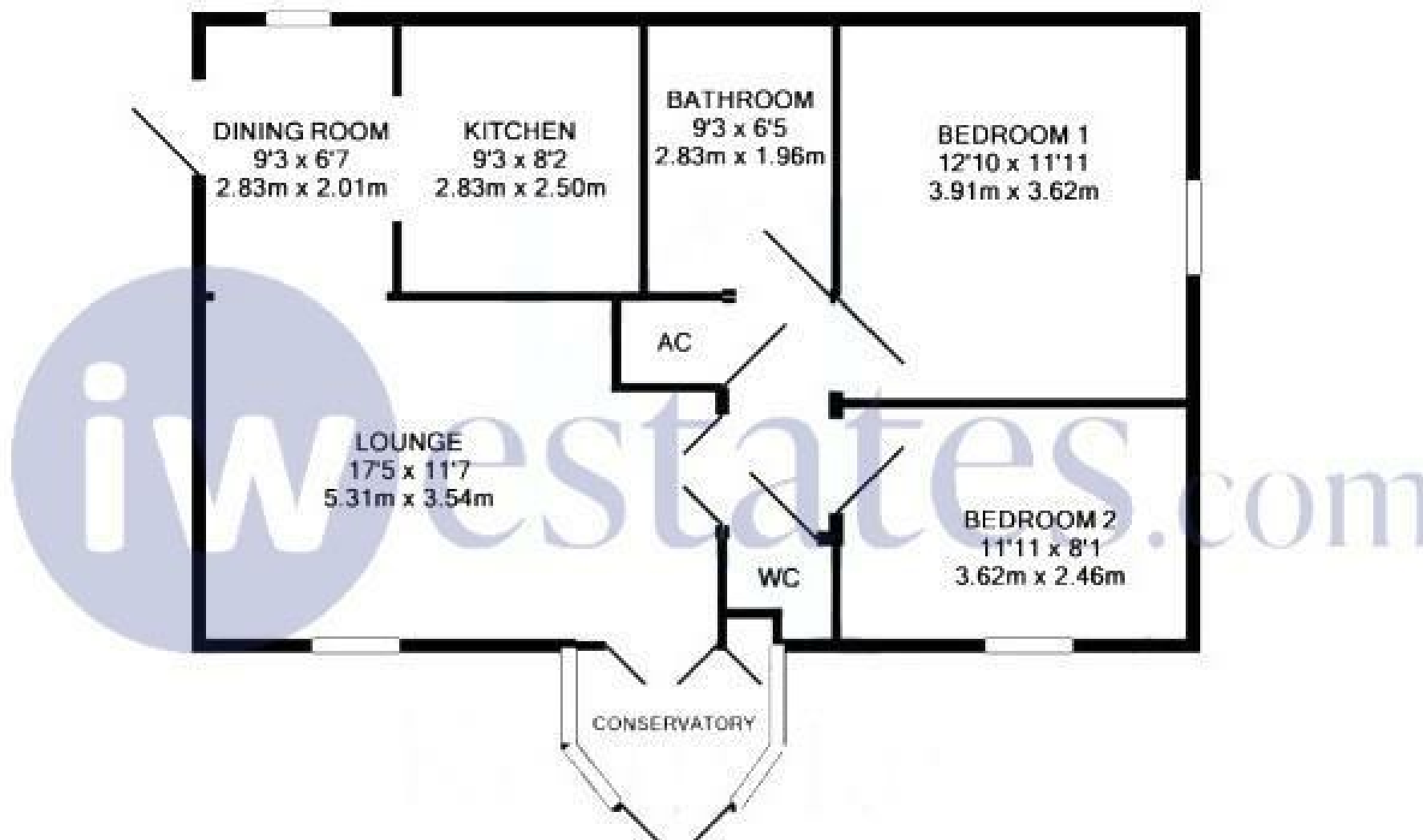
Price £340,000

A very well maintained and presented two double bedroom bungalow, in the sort after village of Cottered tucked away in a peaceful location. This property benefits from Lpg heating, double glazing throughout, newly fitted kitchen and wet room, plenty of storage and parking for 2-3 cars. Offered chain free!

- Good size two bedroom bungalow
- Parking for 2-3 cars
- Shower room as well as separate cloakroom.
- Modern re-fitted kitchen with adjacent dining area.
- Popular village location
- uPVC conservatory style entrance porch
- EPC Rating; D Council tax band; E
- Available chain free!



IW Estates 42 High Street, Buntingford, Hertfordshire SG9 9AH | 01763 272 391  
buntingford@iwestates.com | www.iwestates.com



TOTAL APPROX. FLOOR AREA 695 SQ.FT. (64.6 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.

Made with Metropix ©2015

**ENTRANCE**

Double uPVC entrance doors to uPVC conservatory.

**ENTRANCE HALL**

10'10"M x 8'0"M

uPVC conservatory style entrance hall/porch, with patio doors leading to lounge.

**LIVING ROOM**

17'7" x 11'8"

Patio doors to front conservatory area, Window to front. Free standing electric fire. Radiator, open walkway to dining room;

**KITCHEN/DINING ROOM**

16'1" x 9'4"

Window to rear, Electric radiator, Door leading to court style garden. Archway leading to kitchen fitted with matching range of white gloss wall & base units. Integrated oven and hob with extractor over,

**CLOAKROOM**

4'2" x 4'2"

Low level W.C and wash hand basin. Electric panel heater.

**BEDROOM ONE**

12'11" x 12'0"

Fitted wardrobes. Window to side. Radiator.

**WET ROOM**

8'4" x 6'5"

Fully tiled shower, W.C and hand basin. Storage cupboard.

**BEDROOM 2**

12'1" x 8'1"

Fitted wardrobes. Window to front. Radiator.

**OUTSIDE****FRONT GARDEN**

Grass and patio area surrounding the property. Path to front door.

**REAR COURTYARD GARDEN**

Courtyard area with gated side access to front garden. Lpg tank.

**PARKING**

Parking for 2-3 vehicles to the side of the property.

**AGENTS NOTE**

Gas central heating. LPG gas.

Grounds maintenance fee £40pcm approx.





