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56 Downhall Ley, Buntingford, Hertfordshire, SG9 9JT

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Price £310,000

Situated in the popular Downhall Ley area of Buntingford, Hertfordshire, this well-presented two-bedroom end-of-terrace property offers an appealing combination of comfortable living accommodation, practicality and excellent investment potential.

This home provides a well-planned layout comprising open plan living dining, offering versatile space for both everyday living and entertaining, and a well appointed modern kitchen. The two bedrooms are comfortably proportioned and complemented by the family bathroom.

Originally built in 1981, the property has been maintained to a good standard and benefits from its end-of-terrace position and a low maintenance private rear garden. Externally, the property also features an allocated carport for one vehicle.

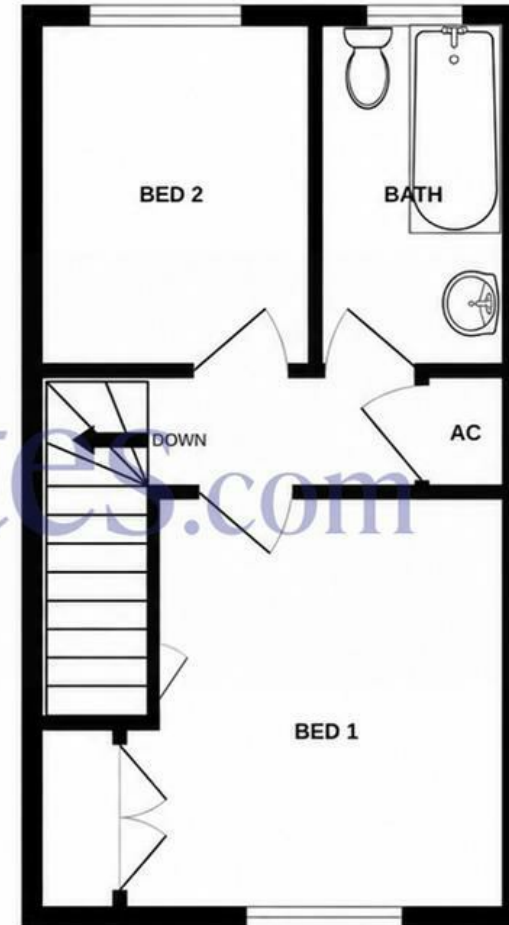
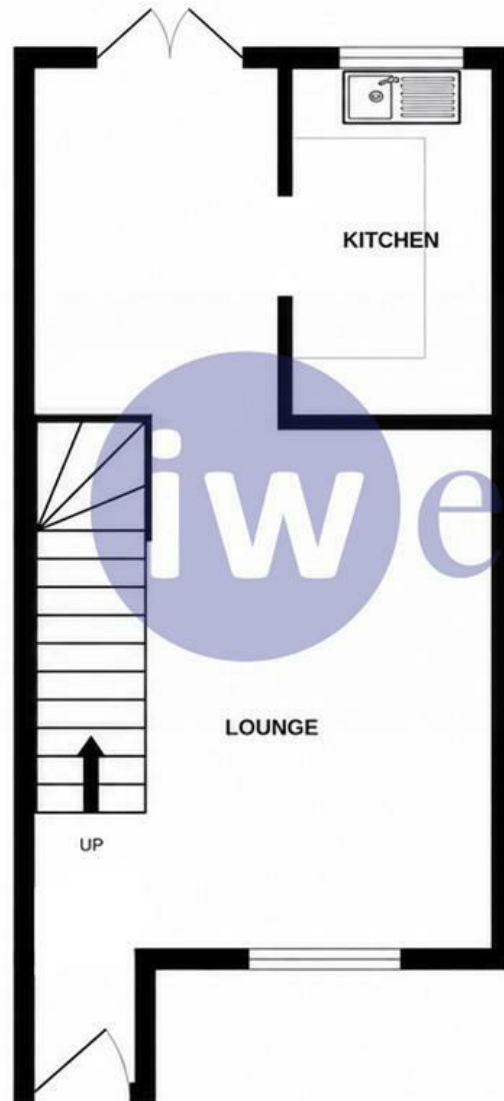
The property would make an excellent first-time purchase, providing a manageable and versatile home in a well-established residential setting. Alternatively, it presents an attractive proposition for landlords, with a potential rental income of approximately £1,325 per calendar month, subject to market conditions.

Downhall Ley is well placed for access to the amenities and facilities of Buntingford, offering a good range of shops, schools, recreational facilities and local services.

- No onward chain
- Popular residential area
- Modern re-fitted kitchen
- Perfect for first time buyers or downsizing
- Fitted wardrobes to bedroom one
- Carport to rear of property
- Close to schools and local amenities
- Low maintenance rear garden
- Open plan living/dining
- Estimated rental income of £1,325pcm

GROUND FLOOR
293 sq.ft. (27.2 sq.m.) approx.

1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 575 sq.ft. (53.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Front External

Laid to lawn, steps leading to front door, gable porch, front door to:

Entrance opening to:

Open Living/Dining

23'1" x 12'4"

Inset coir mat inside front door. Living area with fitted carpet, radiator, window to front aspect, light fitting, feature fireplace. Laminate flooring to dining area, radiator, light fitting, double glazed door with side panel leading to rear garden.

Kitchen

9'2" x 5'3"

Laminate flooring, light fitting, range of wall and base units in grey. Space for freestanding fridge freezer, plumbing for washing machine. Laminate worktops with tiles surrounding, integrated single oven, 4 ring gas hob with extractor over. Single sink and drainer with mixer tap over, window to rear aspect. Cupboard housing Worcester boiler.

Stairs to First Floor & Landing

Fitted carpet, light fitting, loft access. Storage cupboard housing water tank and fitted with shelving.

Bedroom 1

10'5" x 9'1"

Fitted carpet, light fitting, radiator, window to front aspect. 2 storage cupboards

Bedroom 2

9'4" x 7'5"

Fitted carpet, light fitting, radiator, window to rear aspect

Bathroom

9'4" x 4'9"

Vinyl flooring, light fitting, radiator, obscure glass window to rear aspect. White suite comprising low level WC, pedestal hand basin with separate hot/cold taps over, panel bath with mixer tap and hand held shower head

over, separate power shower over bath. Fully tiled walls around WC, bath & sink.

Rear External

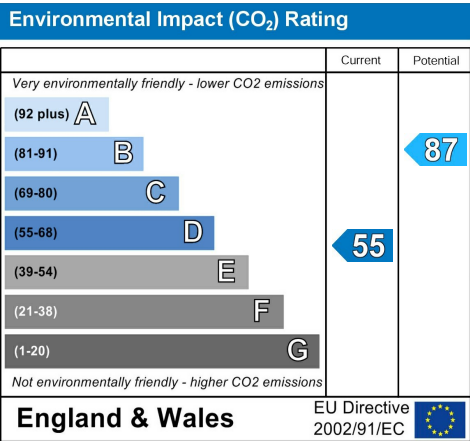
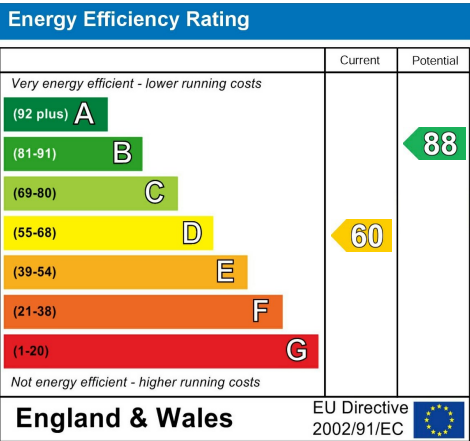
Laid to artificial lawn, patio area with pathway leading to carport.

Agents Note

Council Tax Band C - approx. £2,182.75 pa (subject to change)

Gas Certificate issued January 2026

Electrical Certificate issued March 2026



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.





