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3 Downhall Ley, Buntingford, Hertfordshire, SG9 9JT

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£308,500

Situated on the sought-after Downhall Ley development in Buntingford, this two-bedroom terraced home offers an ideal opportunity for first-time buyers, downsizers, or investors. The property benefits from a well-presented interior throughout and the added convenience of a car port, providing secure and sheltered parking. Offered chain free, the home is ready for immediate occupation, while investors will appreciate its strong rental prospects, with an estimated monthly income of circa £1,350 pcm, generating a potential yield of approximately 5.14%.

A superb, low-maintenance home in a popular location—early viewing is highly recommended.

- Two-bedroom terraced house
- Ideal for first-time buyers or downsizers
- Comfortable living accommodation
- Offered chain free for a smooth purchase
- Estimated rental income of approx. £1,350 pcm
- Located on the popular Downhall Ley development, Buntingford
- Low-maintenance home throughout
- Convenient car port providing secure parking
- Perfect for investors
- Potential rental yield of around 5.14%

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



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### Entrance Lobby

UPVC front door. Cloaks hanging space. Door to:

### Sitting Room

13'7" x 12'4"

Window to front aspect. Radiator Understairs storage cupboard. Stairs to first floor.

### Dining Room

9'6" x 6'10"

Radiator. French doors leading out to a paved terrace.

### Kitchen

9'2" x 5'3"

Fitted with a range of wall and base level units with laminate countertop over. Stainless steel sink and drainer. Space for fridge/freezer, electric oven and washing machine. Tiled floor. Tiled splashbacks. Window to rear aspect.

### Landing

Access to loft space, airing cupboard housing combi boiler.

### Bedroom 1

10'5" x 9'0"

Built in double wardrobe cupboard with hanging rails providing storage, further built in shelved cupboard. Window to front aspect. Radiator.

### Bedroom 2

9'2" x 7'2"

Window to rear aspect. Radiator.

### Bathroom

Fitted with a white suite comprising panelled enclosed bath, pedestal wash hand basin, and a low level flush WC. Full height tiling to walls. Wood effect flooring. Obscure window to rear aspect. Radiator.

### Garden Front

Laid to lawn. Steps leading up to entrance door. Outside brick cupboard.

### Garden Rear

Paved terrace. Door giving access to brick built car port providing parking.

### Carport

Door access to garden. Power.

### Agents Note

Offered chain free

Gas central heating. Combi boiler located in the airing cupboard.

Council tax band C

Currently being re-decorated throughout and fresh new carpets being laid







