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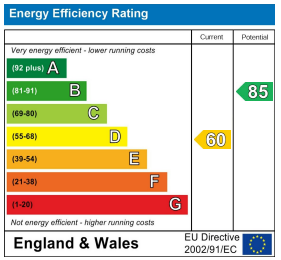
2 Stocking Hill, Cottered, Buntingford, SG9 9PY

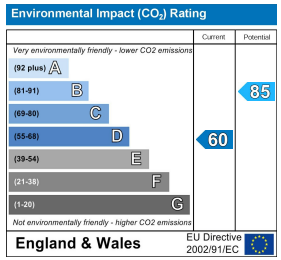
2 Stocking Hill, Cottered, Buntingford, SG9 9PY

O.I.R.O £345,000

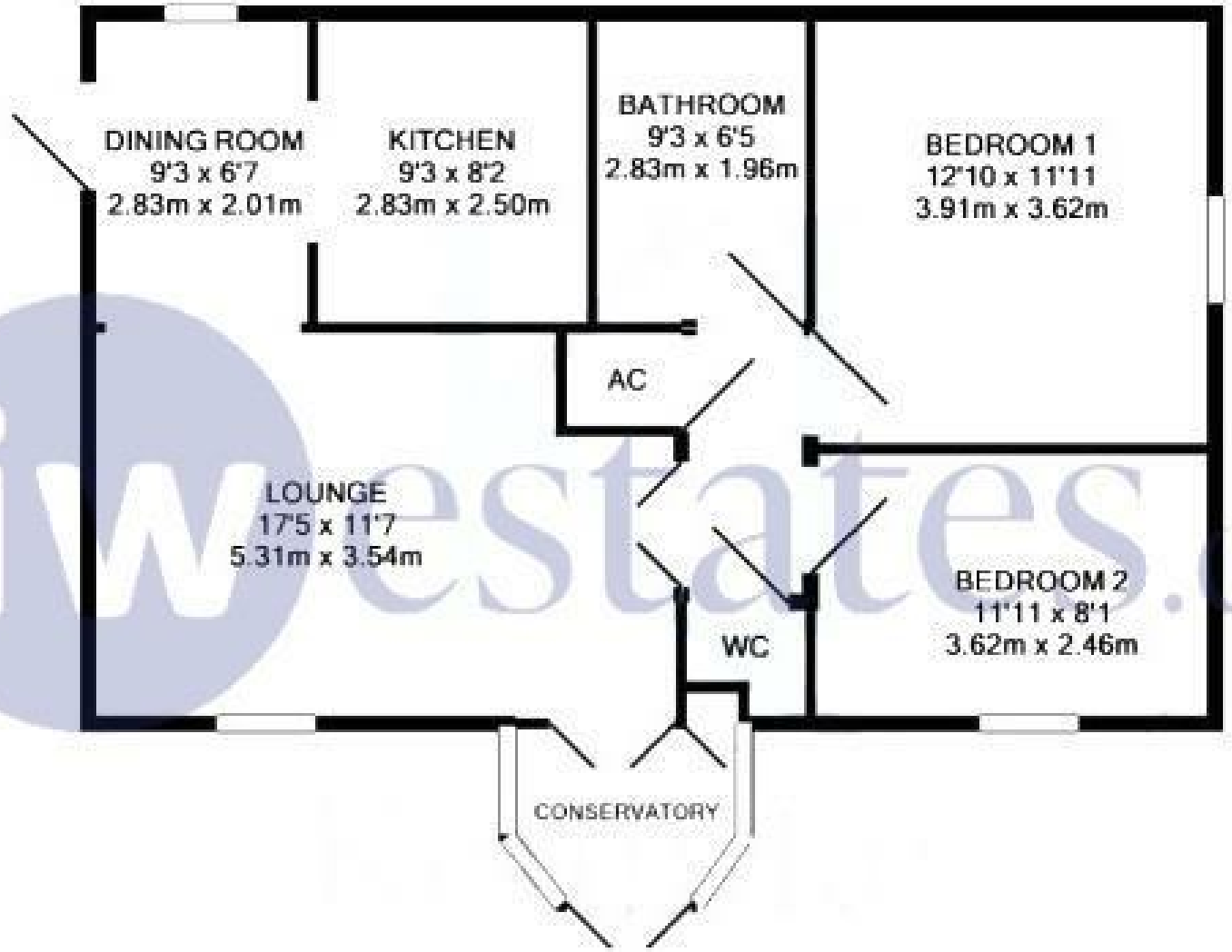
A very well maintained and presented two double bedroom bungalow, in the sort after village of Cottered tucked away in a peaceful location. This property benefits from Lpg heating, double glazing throughout, newly fitted kitchen and wet room, plenty of storage and parking for 2-3 cars. Offered chain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





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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.

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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.

Sun/light tunnels have been suggested to increase natural light to the bathroom and kitchen

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.


















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