



iwestates.com

19B Paddock Road, Buntingford, SG9 9EX

19B Paddock Road, Buntingford, SG9 9EX

Price £249,995

Situated within the highly desirable market town of Buntingford, this attractive two-bedroom maisonette on Paddock Road offers stylish and comfortable accommodation, perfectly suited to first-time buyers, couples, or small families.

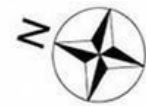
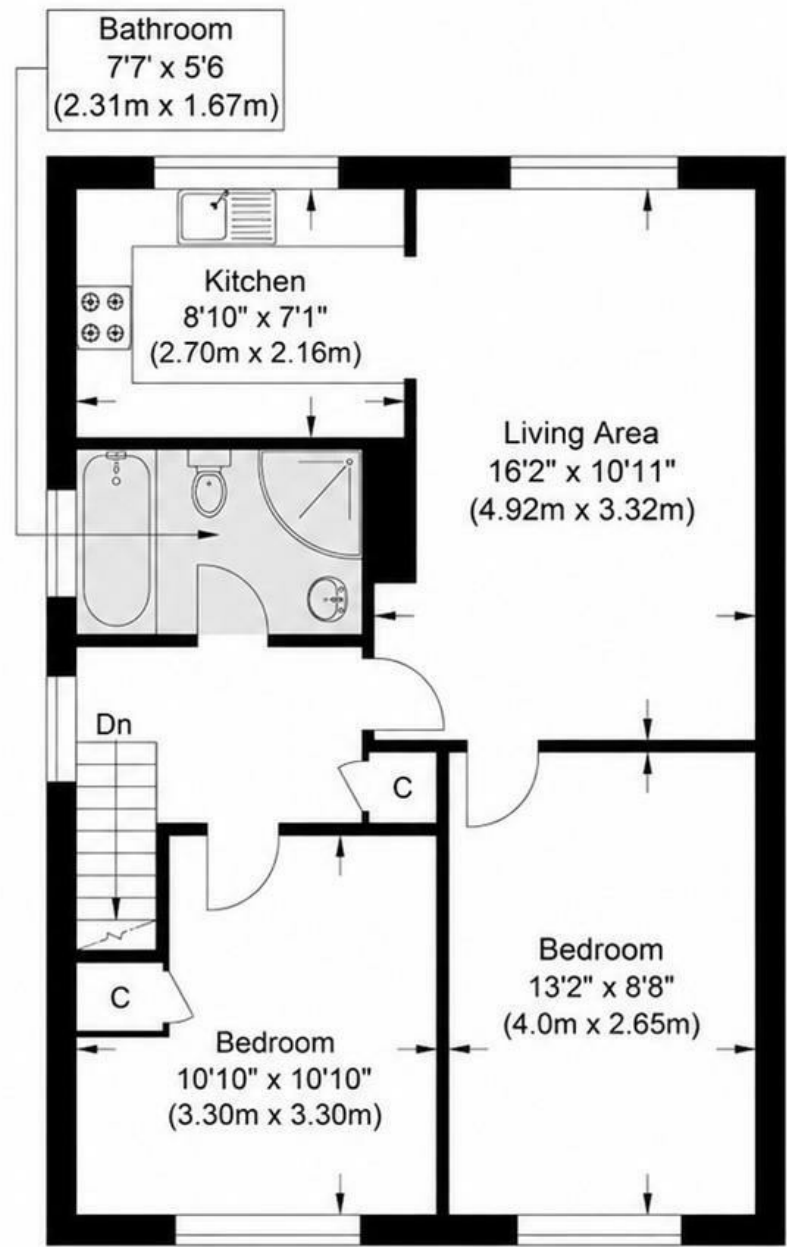
The property welcomes you with a bright and spacious reception room, providing an ideal setting for both everyday living and entertaining. Designed to maximise natural light throughout, the accommodation enjoys a warm and inviting atmosphere from the moment you step inside.

Further accommodation includes two well proportioned bedrooms, a beautifully appointed luxury bathroom, and a contemporary 'Howdens' kitchen, thoughtfully fitted to complement the home's modern finish and practical layout.

The stand-out feature of this property is although leasehold, there is no ground rent or service charge afforded by owning 50% of the freehold with the property below, and comes with an allocated parking space.

Ideally positioned within a sought-after residential area, the property is conveniently located close to Buntingford's excellent local amenities, including shops, schools and cafés. The surrounding Hertfordshire countryside also offers an abundance of scenic walks and outdoor pursuits, combining the benefits of town living with a semi-rural lifestyle.

- Attractive two-bedroom maisonette located on Paddock Road in Buntingford
- Two well-proportioned bedrooms
- Luxury modern bathroom finished to a high standard
- No ground rent or service charge afforded by owning 50% of the freehold
- Convenient access to local amenities, schools, cafés, parks, and countryside walks
- Ideal for first-time buyers, couples, or small families
- Bright and spacious reception room ideal for everyday living and entertaining
- Contemporary fitted 'Howdens' kitchen with a stylish modern finish
- Situated within a highly sought-after market town setting
- Allocated parking space



First Floor

Paddock Road

Approximate Gross Internal Floor Area : 52.50 sq m / 565.10 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Front

Paved driveway leading to allocated parking space, bin store and external lighting.

Entrance - Stairs to First Floor

uPVC front door with obscure glass inserts, large coir mat inset to tiled floor, light fitting, tiled staircase leading to first floor

Hallway

Fitted carpet, inset ceiling lights, storage cupboard with shelving, loft access, window to side aspect

Bathroom

White suite comprising low level dual flush wc, pedestal hand basin with mixer tap over and tiled splashback, luxury freestanding bath with mixer tap and hand held shower head. Fully tiled corner shower with mixer tap feeding both hand held and drench shower heads. Obscure glass window to side aspect, tiled flooring, heated towel rail, inset ceiling lights, extractor fan, wall mounted vanity unit with shaver point.

Bedroom 2

Fitted carpet, radiator, light fitting, window to rear aspect, cupboard with shelving and hanging rail

Bedroom 1

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

Living Room

Fitted carpet, radiator, light fitting, window to front aspect, feature fireplace. Opening to:

Kitchen

Howdens kitchen comprising range of wall and base units in matte grey, integrated appliances including; washing machine, Lamona Fridge-Freezer, AEG dishwasher, AEG single oven and grill. AEG 4 point induction hob acrylic splashback and AEG extractor over. Single sink and drainer with mixer tap over inset to Quartz worktops. Tiled floor, inset ceiling lights, window to front aspect.

Rear

One allocated parking space. The land behind has previously had planning permission to build a one bedroom eco home, although this has expired and can be reapplied for, the planning conditions state that the property must blend in with the existing landscape and have an eco roof.

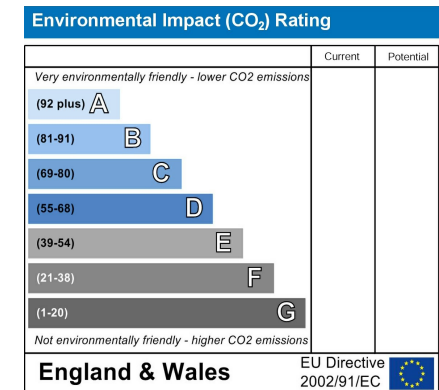
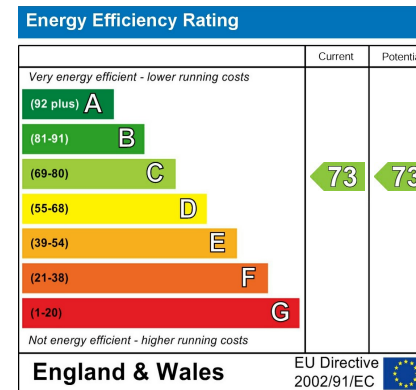
Agents Notes

Loft is boarded with a ladder and light.

Boiler is located in the kitchen and will be serviced before sale.

The property is leasehold however there is no ground rent or service charge as there is joint ownership of the freehold with the property below.

East Herts Council Tax band: B - (£1,909.91 p.a. - subject to change)



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.

