



15 London Road, Buntingford, Herts SG9 9JJ

Guide Price £325,000

****CHAIN FREE **** Oliver Minton are delighted to bring to market attractive two bedroom cottage that benefits from a larger than average rear garden of approximately 100ft long. The accommodation offers: Enclosed entrance porch, spacious living/dining room, a modern kitchen, with two generous bedrooms and a family bathroom to the first floor. Set in the popular market town of Buntingford, which lies just off the A10 with Royston/ Cambridge to the north and Ware/Hertford to the south, the cottage is close to all the town's numerous amenities including the traditional High Street with great range of independently owned and run local shops as well as larger supermarkets plus schools for all ages.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.



**Oliver
Minton**
Village & Rural Homes

Council Tax Band: D

Accommodation

Front door opening to:

Enclosed Entrance Porch Upvc double glazed window to side. Tiled floor. Multi-pane door to:

Living / Dining Room

6.38m x 3.86m > 2.94m (20'11" x 12'7" > 9'7") Good size room with laminate flooring throughout. Lounge area has a bay window to the front aspect. Radiator. Open fireplace with cast iron fire with attractive tiled slips, a timber surround and tiled hearth. The dining area has ample space for a table and chairs and a further radiator. Deep 'walk-in' understairs cupboard housing meters/consumer units. Door opening to an enclosed staircase. Door to:

Kitchen

4.00m x 2.41m (13'1" x 7'10") Fitted with a modern range of wall and base units with complementary work surfaces over and matching up-risers. Inset sink and drainer with mixer tap. Space for range style cooker. Brushed steel extractor hood above. Space and plumbing for washing machine. Tall larder unit housing 'Baxi 600' gas fired boiler. Sash window to rear and door opening to the rear garden.

First Floor

Landing with small loft access hatch.

Bedroom One

4.00m max x 3.32m (13'1" max x 10'10") Measured into twin alcoves. Sash window to front. Radiator.

Bedroom Two

3.11m 2.16m (10'2" 7'1") Sash window to rear. Radiator. Wood laminate flooring.

Bathroom Steps down from landing. Fitted with a white suite: Panel enclosed bath with mixer tap, hand held attachment and glazed concertina shower screen. Pedestal wash hand basin. Low flush w.c. Tiled walls. Radiator. Sash window to rear. Door to airing cupboard housing hot water cylinder.

Exterior

Walled front garden with gate and pathway to front door.

Rear Garden

30.48m approx (100' approx) To the immediate rear of the house there is a block paved patio area. The remainder of the garden is predominantly laid to lawn with mature tree/shrub borders.

Although not often used these days, it is common in older, terraced cottages for the neighbouring properties to have historical right of way between neighbouring properties.

Parking

There is a long parking bay directly outside the cottage, this operates on a first come, first served basis.

Services

All main services connected: Mains water and drainage, mains electricity. Heating and hot water served by a gas fired boiler.





Puckeridge Sales

28 High Street Puckeridge Herts SG11 1RN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC 

Viewing Arrangements

01920 822999
puckeridge@oliverminton.com
<https://www.oliverminton.com/>

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