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16 Baldock Road, Buntingford, SG9 9DA

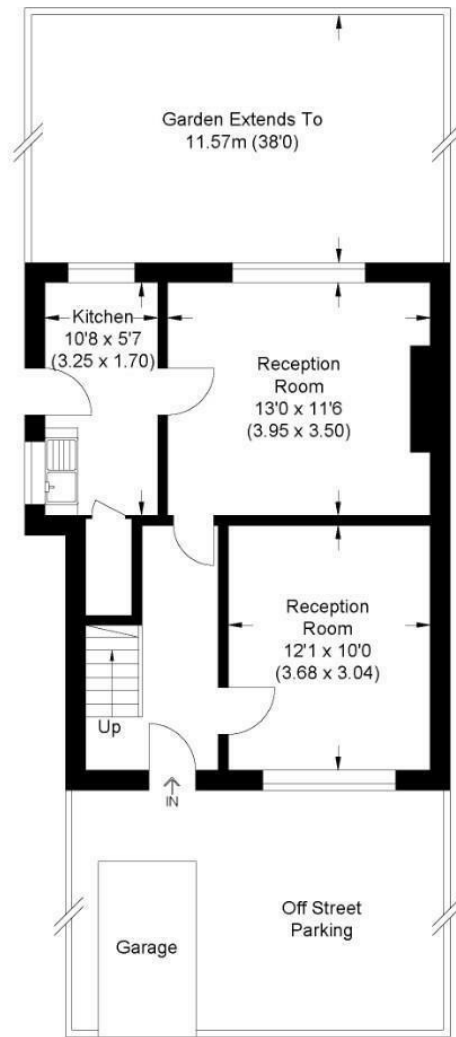
# 16 Baldock Road, Buntingford, SG9 9DA

## Guide Price £399,995

A unique opportunity to craft a magnificent family home boasting two reception rooms and three bedrooms. Conveniently located in the town centre, this home comes with the added bonus of parking and a garage. Don't miss out on the chance to turn this house into your dream home in the heart of Buntingford.

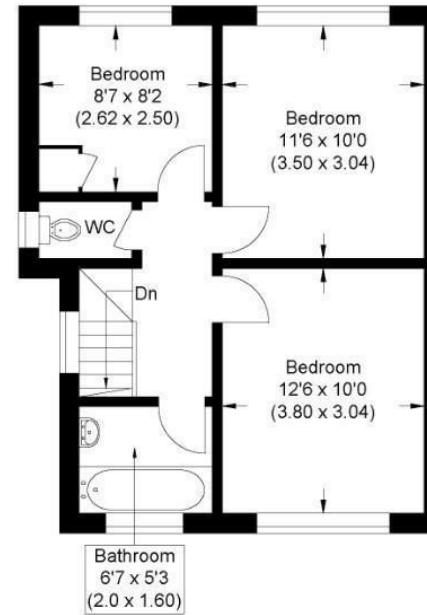
- Three bedroom semi detached house
- Blockpaved driveway plus garage
- Double glazing throughout
- Requires refurbishment
- Town centre location
- East facing garden
- Seperate lounge and dining rooms
- No upward chain

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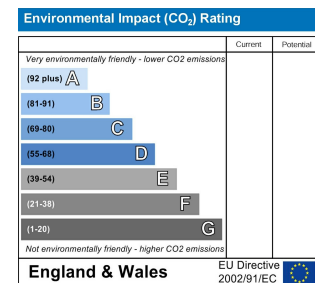
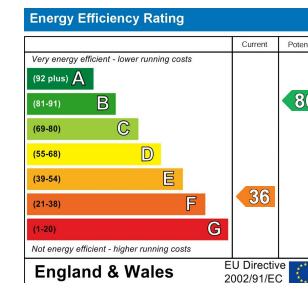
Ground Floor

Approximate Gross Internal Area  
80.36 sq m / 864.98 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Entrance

Canopy porch. UPVC door to:

Entrance Hall

Electric heater. Under stairs cupboard. Stairs to first floor. Doors to:

Sitting Room

Window to front aspect. Electric fire.

Dining Room

Window to rear aspect. Electric heater. Door to:

Kitchen

Window to side and rear aspect. Base level units. Door to walk in pantry (housing fuse box). Door to side access.

First Floor

galleried Landing

Window to side aspect. Electric heater. Access to loft.

Master Bedroom

Window to rear aspect.

Bedroom Two

Window to front aspect.

Bedroom Three

Window to rear aspect. Storage cupboard housing hot water tank.

Cloakroom

Obscure window to side aspect.

Bathroom

Obscure window to front aspect. Cast iron bath. Wash hand basin.

Outside

Front

Drive & Garage

Block paved driveway. Garage with up and over garage door and side access.

Rear Garden

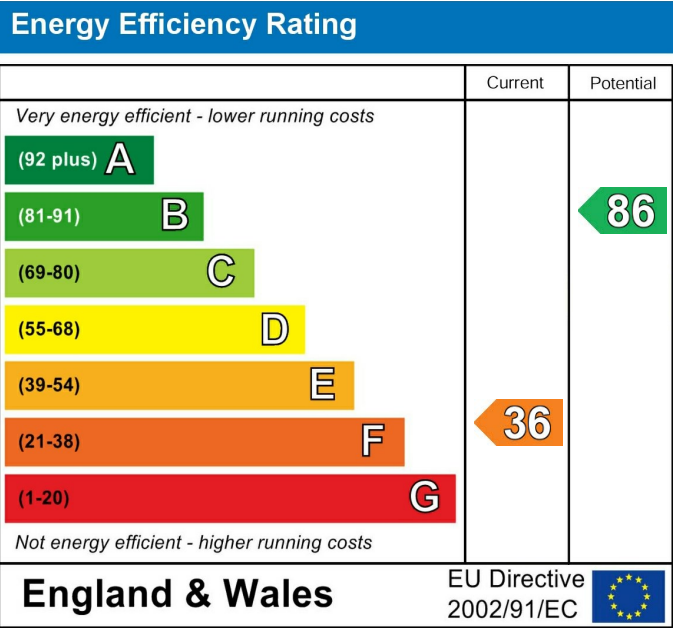
Mostly laid to lawn. Timber shed and greenhouse.

Agents Note

Boiler last serviced June 2022.

Loft not boarded. No ladder.

Probate granted 2024



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.













