



iwstates.com

15 Downhall Ley, Buntingford, SG9 9JT

15 Downhall Ley, Buntingford, SG9 9JT

£308,500

Located in Downhall Ley, this chain-free end-terrace home occupies a corner plot and benefits from a larger-than-average garden. An ideal purchase for first-time buyers, small families, or investors.

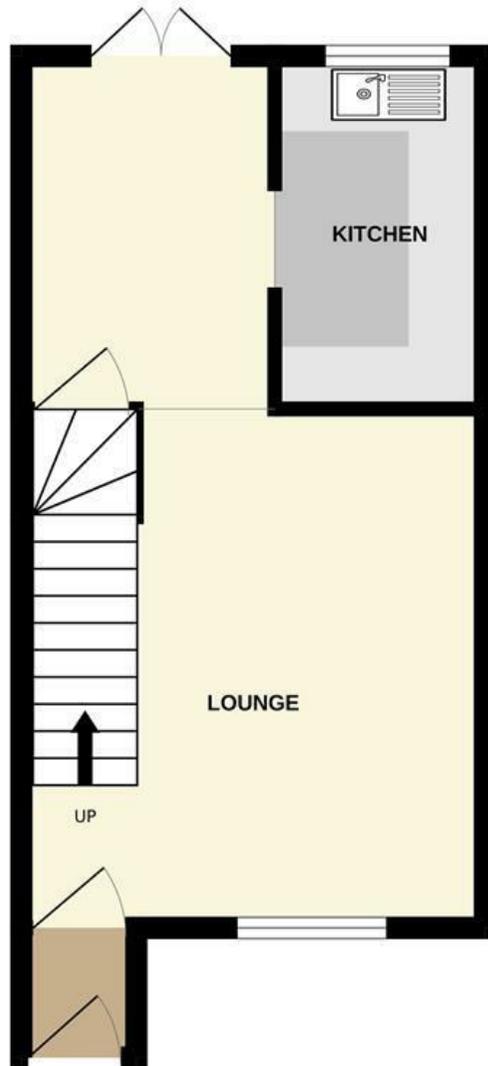
The property offers two bedrooms, a modern bathroom, and a well-appointed kitchen off the open-plan living and dining area. An allocated parking space is located to the rear with direct garden access.

Set in the heart of Buntingford, the home is conveniently placed for local shops, schools, and amenities, with good transport links and a strong community feel.

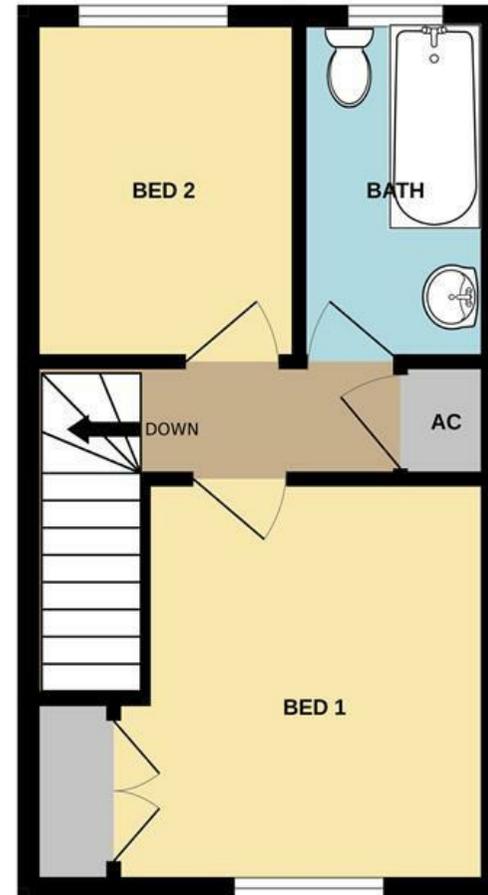
- Chain free
- Conveniently located
- Allocated parking
- Quiet location
- Renovation opportunity
- Large rear garden
- Walking distance to shops and schools
- Ideal for first-time or investment buyers
- Open plan living/dining
- Estimated rental income of approx. £1,350 pcm

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

GROUND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 575 sq.ft. (53.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2025

Front External

Mainly laid to lawn, path leading to front door, external light

Entrance

uPVC front door, laminate flooring, light fitting, door to:

Living/Dining

Laminate flooring, double glazed window to front aspect, double glazed french doors to rear aspect, three light fittings, two radiators, storage cupboard under stairs, thermostat, power points

Kitchen

Vinyl flooring, range of wall and base units, light fitting, space for free standing cooker, fitted extractor fan over cooker, plumbing for washing machine, space for under counter fridge freezer. Sink with mixer tap over, laminate worktops, double glazed window to rear aspect, power points

Stairs to first floor and landing

Fitted carpet, light fitting, airing cupboard, loft access

Bedroom 1

Laminate flooring, light fitting, double glazed window to front aspect, radiator, power points, two built in storage cupboards

Bedroom 2

Laminate flooring, light fitting, double glazed window to rear aspect, radiator, power points

Bathroom

Vinyl flooring, double glazed window with obscured glass to rear aspect. Fitted white suite comprising low level dual flush wc, hand basin with separate hot/cold taps and tiled splashback, fully tiled bath shower over with mixer tap and tempered glass shower screen

Garden/Rear External

Decking area with steps leading down to level garden, laid to lawn, mature borders, door to carport. Allocated parking in car port accessed from road or from rear of garden.

Agents Note

Council Tax band C - £2079.38 p.a. subject to change

Loft has light, not boarded and no ladder

Boiler last serviced 2024

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.





