



9 Tylers Close | Buntingford | SG9 9SJ

Guide Price £320,000

Rarely available one double bedroom terraced house, with own garden and allocated parking, situated a short walk from Buntingford High Street and other local amenities. This very contemporary home is ideal for the first time buyer or rental investor looking for the maximum return. Complete with kitchen appliances, the property offers gas fired central heating, double glazing and designer lighting. Outside there are low maintenance gardens to the front and rear, allocated and visitors parking, and use of a communal garden area. Offered with no upper chain. **VEIWING A MUST !**



CHRIS DELLAR
PROPERTIES

Your estate agent

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Entrance Porch

Courtesy light. Composite front door to:

Lounge/Diner

14'7 x 9'8 (4.45m x 2.95m)

Dual aspect with uPVC double glazed window to front and French doors to rear garden. Two radiators. Understairs storage cupboard. Open to:

Kitchen

14'7 x 8'2 (4.45m x 2.49m)

uPVC double glazed window to front. Range of high gloss wall & base units incorporating quartz work surfaces and one and one half bowl sink with mono block mixer tap over. Kitchen appliances to include washing machine, dishwasher, fridge/freezer, electric hob, electric oven/grill and cooker extractor. Pendant lighting. Wall mounted gas fired boiler. Stairs to first floor.

Double Bedroom

17'10 x 14'7 (5.44m x 4.45m)

uPVC double glazed windows to front and over staircase. Two radiators. Built in storage cupboard. Wall mounted television. Loft hatch. Door to:

Ensuite Shower Room

7'8 x 4'10 (2.34m x 1.47m)

Luxury suite comprising double length shower cubicle, vanity unit with inset had wash basin and low flush w/c. Ladder style radiator. Porcelain wall tiles. Extractor. Wall mounted mirror with light. Vinyl floor covering.

EXTERIOR

Front Garden

Low maintenance coloured chippings with short path to front door.

Rear Garden

Courtyard style, with rear pedestrian gate leading to Baldock Road. Double weather proof electric power sockets and security light.

Comunal Garden

There is a communal green which is centre of this small development.

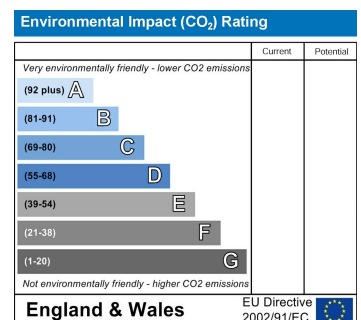
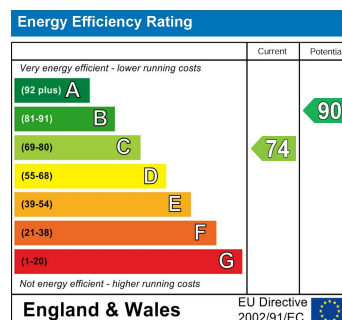
Parking

There is one allocated space and visitors parking.

Disclaimer

We are not qualified to test any apparatus, equipment, fixtures & fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely on information given by Solicitors on these matters. Measurements are approximate & are only intended to provide a guide.

Energy Performance Certificate



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