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Mill Cottages, Hare Street Road, Buntingford, SG9 9HX

£325,000

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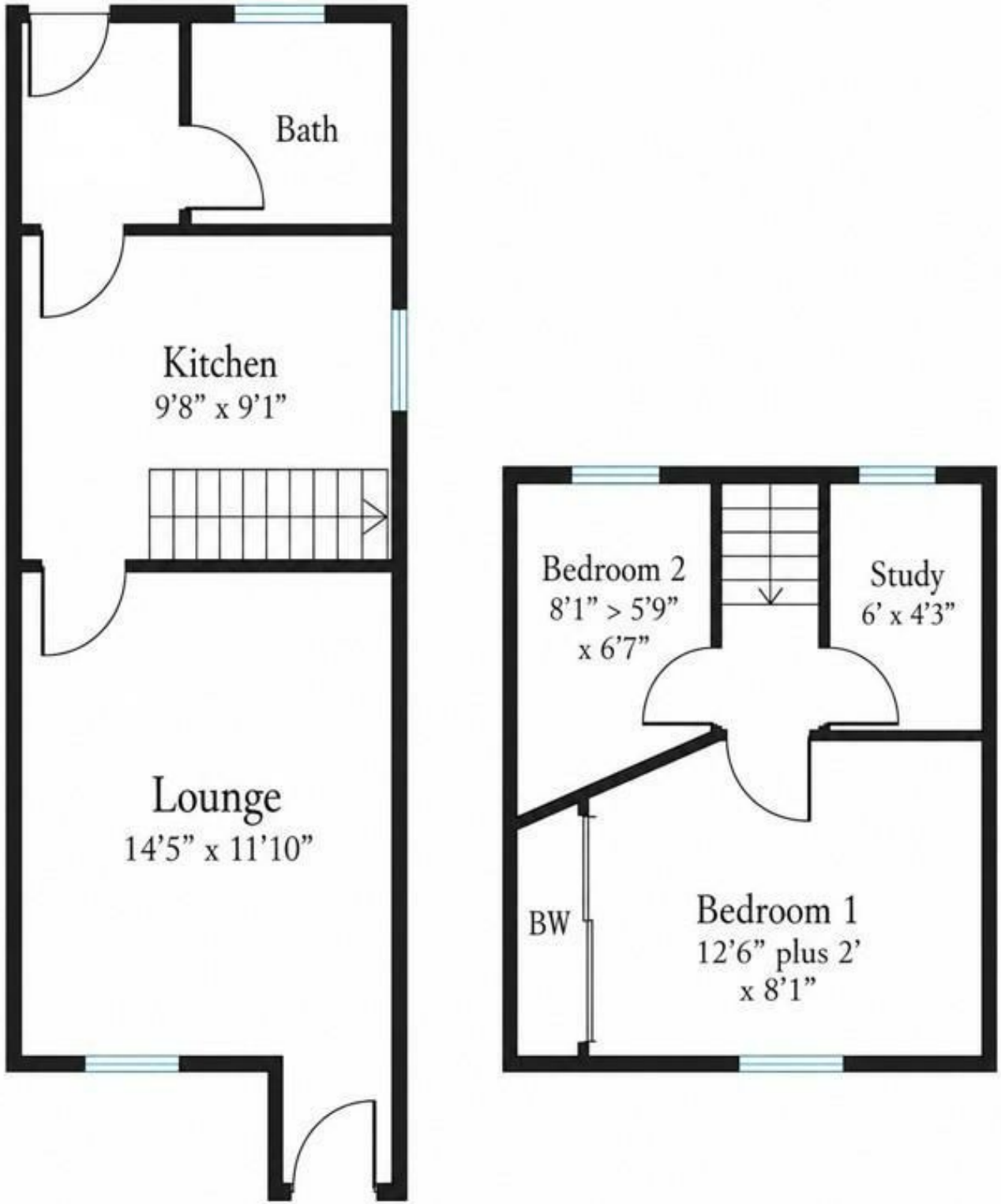
Enjoying a peaceful position on the outskirts of Buntingford, this charming cottage offers an appealing blend of character and practicality. Rich in period features, including exposed beams and a cosy wood-burning stove, the property has been thoughtfully enhanced with a modern shaker-style kitchen and well-balanced accommodation, resulting in a home full of warmth, charm and everyday comfort.

The accommodation comprises a modern ground floor bathroom, two first-floor bedrooms and a useful study, ideal for those working from home or in need of additional flexible space. To the rear, the east-facing garden provides the perfect spot to enjoy the morning sunshine, while tandem parking adds further convenience.

Quirky, unique and full of personality, this delightful cottage will appeal to first-time buyers, downsizers and those seeking a characterful home within easy reach of Buntingford's amenities.

- Charming character cottage on the outskirts of Buntingford
- Cosy living room with wood-burning stove
- Stylish modern shaker-style kitchen
- East-facing rear garden
- Ideal for first-time buyers, downsizers or those seeking a unique home
- Two first-floor bedrooms plus a separate study
- Wealth of character features including exposed beams
- Contemporary ground floor bathroom
- Tandem off-road parking to the rear
- Gas Central Heating

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Bath
Kitchen
9'8" x 9'1"
Lounge
14'5" x 11'10"
Bedroom 2
8'1" > 5'9"
x 6'7"
Study
6' x 4'3"
BW
Bedroom 1
12'6" plus 2'
x 8'1"

Entrance Lobby
UPVC door to:

Lounge / Diner
Brick built fireplace with wood burning stove. Two radiators. Window to front aspect. Original solid oak floor.

Kitchen
Re-fitted modern Shaker style kitchen with complementary countertops. Stainless steel sink with mixer tap over. Tiled splash backs. Electric oven and hob with extractor hood over. Integrated fridge/freezer. Freestanding washing machine. Houses consumer unit. Under stairs storage. Stairs to first floor. Window to the side. Velux to vaulted ceiling.

Rear Lobby
Stable door to rear garden. Tiled flooring.

Bathroom
Vanity unit with countertop wash hand basin and low level flush w/c. Mirrored medicine cabinet. Panel bath with shower over and fitted glazed shower screen. Tiled splash backs. Tiled floor. Extractor fan. Chrome ladder style radiator. Obscure window to rear aspect.

First Floor
Newly carpeted stairs and landing.

Bedroom One
Built in wardrobes. Original solid oak floor. Window to front aspect. Radiator.

Bedroom Two
Window to rear aspect. Original solid oak floor. Radiator.

Study
Bespoke desk. Window to rear. Radiator. Houses boiler. Access to loft with fold down steps.

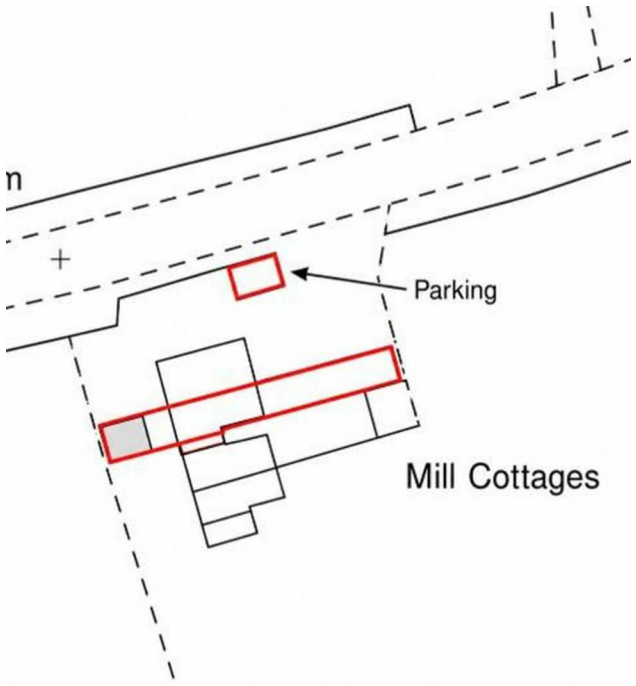
Outside

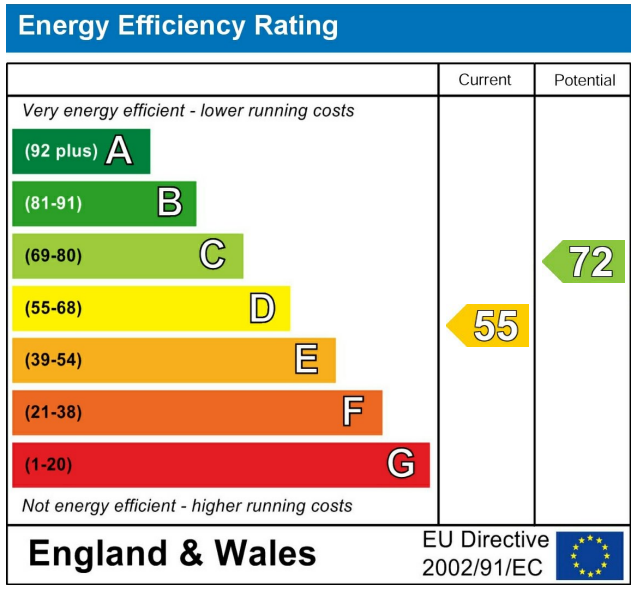
Front

Garden
East facing garden. Timber Tiki bar. Laid to lawn framed with mature shrubs. Small patio to the house. Side access to the front. Security lamp.

Parking
Tandem parking to the rear of the cottages. (First bay on the right as you drive in)

Agents Note
Freehold
Viewers to park in allocated resident's parking area only. To the rear of the cottages: tandem parking first on the right hand side.
LPG cylinders to the side alley for the gas central heating.
Loft is half boarded.
Council tax band: C (£2,182.75 p.a. approx. - 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 network of IWestates estate agents.


















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