



83 Fairfield, Buntingford, Herts SG9 9NZ

Asking Price: £439,950 Freehold

A well presented three bedroom family home situated in a very popular cul de sac location in a mature residential area within walking distance of the town centre and well regarded schools. The property features spacious open plan living, modern kitchen, cloakroom, UPVC double glazing, mains gas central heating to radiators, front low maintenance garden, secluded courtyard style rear garden, en bloc garage and off street parking.

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

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

Entrance Hall - Obscure window to front, door to

Cloakroom - Obscure window to front, low level wc, wash hand basin, tiled splashback, tiled floor.

Lounge/Diner

8.75 x 4.77 (28'8" x 15'7")

Window to front, radiator, wood effect flooring, double doors with glazed side panels to rear, stairs to first floor, opens through to kitchen.

Kitchen

3.30 x 2.60 (10'9" x 8'6")

Fitted with a range of wall and base units with work surface above, stainless steel one and a half bowl sink and drainer. Integrated fridge/freezer, washing machine and dishwasher. Built in Neff electric oven with hob above and extractor fan, wood effect floor, window to rear, inset ceiling lights.

First Floor Landing

Airing cupboard with shelving housing gas combination boiler.

Bedroom One

4.25 x 2.83 (13'11" x 9'3")

Window to front, radiator, built in wardrobes to one wall.

Bedroom Two

3.34 x 2.83 (10'11" x 9'3")

Window to rear, built in wardrobes, radiator.

Bedroom Three

3.16 x 2.00 (10'4" x 6'6")

Window to front, radiator.

Shower Room

2.34 x 2.00 (7'8" x 6'6")

Walk in shower cubicle, vanity wash hand basin, low level wc, part tiled walls, tiled floors, radiator, obscure window to rear.

Outside

Front Garden

Artificial lawn, pathway leading to entrance door, outside tap.

Rear Garden

Courtyard style garden, timber shed with power, outside tap, rear access gate leading onto Aspenden Road and to the front of the properties.

Garage/Parking

Garage en bloc opposite property with space for up to two vehicles in front.

Agents Notes

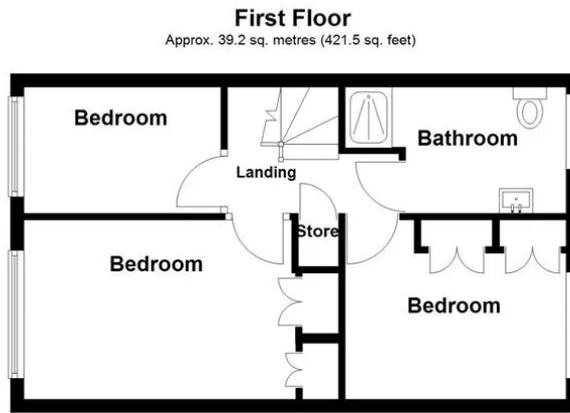
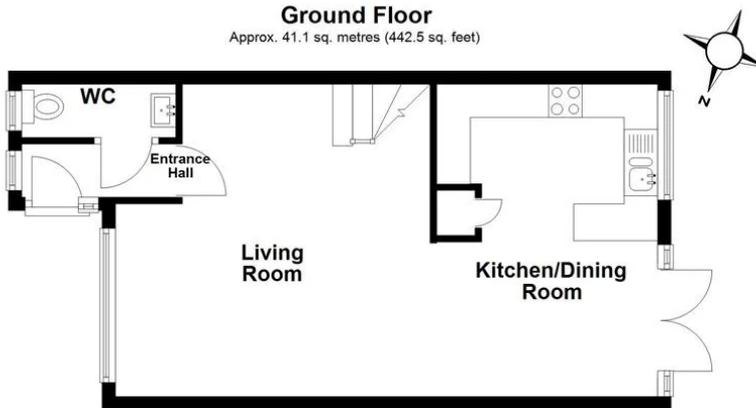
All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>





Puckeridge Sales

28 High Street Puckeridge Herts SG11 1RN



Total area: approx. 80.3 sq. metres (864.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Fairfield

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

VIEWING ARRANGEMENTS

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<https://www.oliverminton.com/>

MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616