

2 Bell Barns Baldock Road | Buntingford | SG9 9FE

Asking Price £225,000

Well presented one double bedroom ground floor flat in a modern purpose-built block, a short walk from Buntingford High Street with all its amenities. Uniquely there is a carport with an EV charger and further visitors parking. Benefits include kitchen appliances including dishwasher, underfloor heating and bath with separate shower over. This spacious property is offered with NO UPPER CHAIN!







CHRIS DELLAR
PROPERTIES
Your estate agent

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Communal Hallway
22'8 x 3'3 (6.91m x 0.99m)
Solid entrance door to:

Reception Hall
Utility cupboard. Solid wooden door to:

Lounge/Diner/Kitchen
16'8 x 14'11 (5.08m x 4.55m)
Double glazed French doors to Juliet balcony. Range of wall & base units incorporating marble work surfaces, drawers and single bowl sink unit with swan neck mixer tap. Integrated electric oven & four ring hotplate with marble backplate and extractor above. Integrated dishwasher and fridge/freezer. Built-in cupboard containing plumbed in washing machine and hot water tanks. Fitted carpet with ceramic floor tiles to kitchen area. Inset downlights. Doors to bathroom and:

Double Bedroom
9'10 x 9'9 (3.00m x 2.97m)
Double glazed window to front. Inset downlights.

Bathroom
Suite comprising panel enclosed bath with shower over & shower screen, vanity unit with wash hand basin above and low flush WC. Ladder style radiator. Extractor fan. Ceramic floor tiles. Inset downlights.

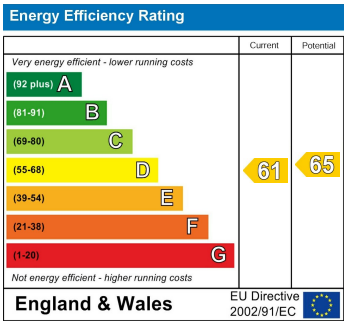
EXTERIOR

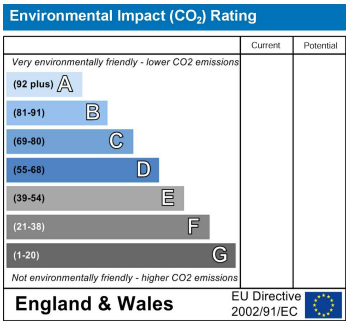
Allocated Carport
Providing parking for one vehicle, and with EV charger.

Visitors Parking

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

Energy Performance Certificate
To follow.











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