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HERE TO GET *you* THERE

1 Trove House Baldock Road, Buntingford, SG9 9AA

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Price £343,000

Two bedroom semi-detached house located in the centre of the town but in a peaceful, tucked away location. This cosy property boasts a reception room, two comfortable bedrooms, and a modern newly fitted bathroom, perfect for a small family or a couple looking to settle down. The low maintenance courtyard provides a tranquil and secluded outdoor area and the parking for two vehicles provides convenience.

- Two bedroom semi-detached home
- Newly fitted bathroom
- Low maintenance courtyard
- Beautifully presented
- Parking for two vehicles
- Open plan living area
- Downstairs cloakroom
- Town centre location

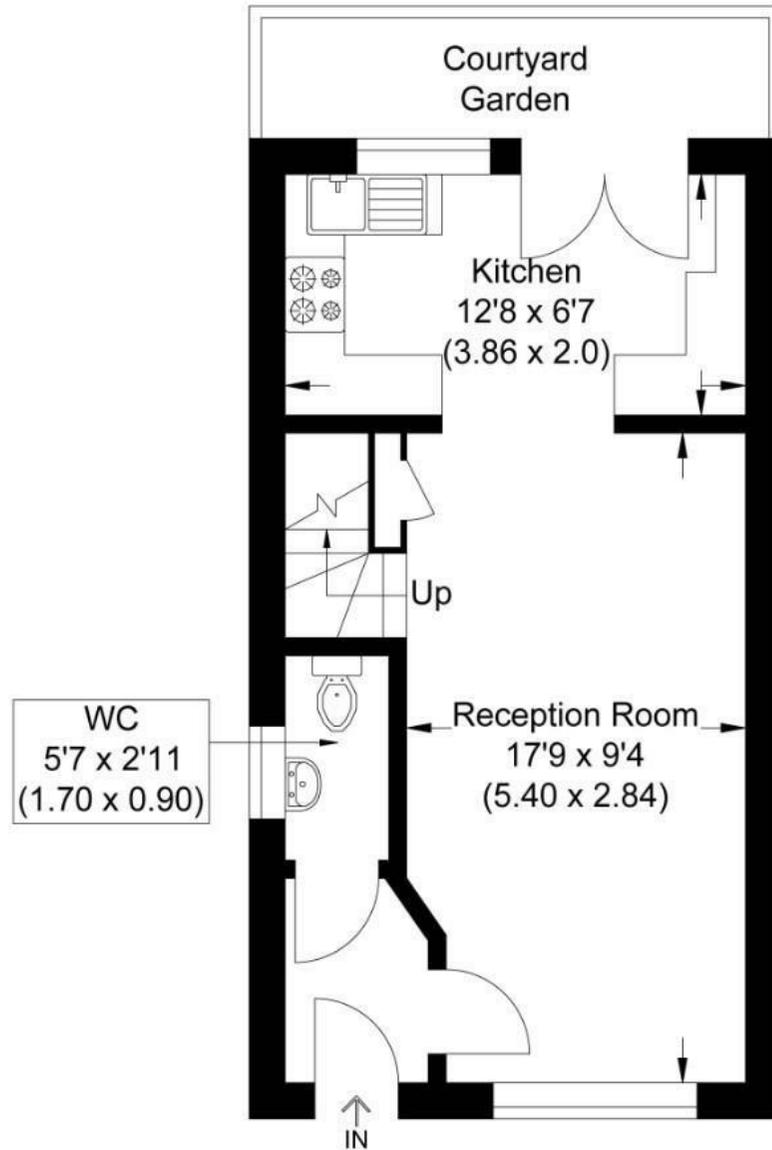


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
75	89
England & Wales	EU Directive 2002/91/EC

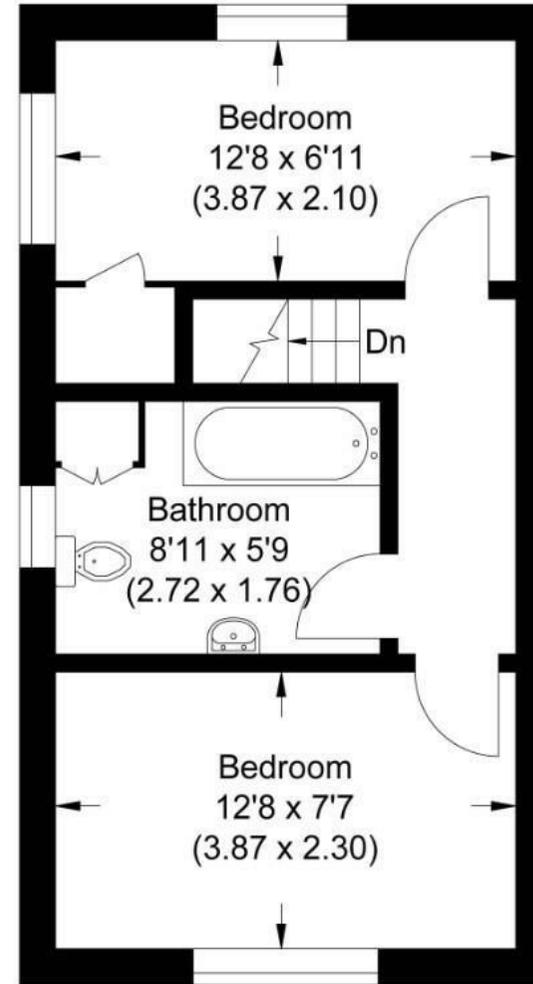
Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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Approximate Gross Internal Area
58.29 sq m / 627.42 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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, Hunters 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 Hunters estate agents.

Entrance

Security lamp. Front door to:

Entrance Hall

Wood effect flooring. Radiator. Houses consumer unit. Doors to:

Cloakroom

5'6" x 2'9 1/2"

Wood effect flooring. Obscure window to side aspect. Low level flush w/c. Wash hand basin. Radiator. Extractor fan.

Living / Dining Room

17'8" x 9'3"

Window to front aspect. Two radiators. Understairs cupboard. Opens through to:

Kitchen

12'7" x 6'6"

Fitted with a range of wall and base level units in gloss white with complementary countertop. Tiled splash backs. Stainless steel sink with mixer tap. Free standing washing machine. Integrated oven and 4 ring gas hob with extractor over. Houses boiler. Free standing fridge and a freezer. Window to rear aspect. French doors to courtyard.

First Floor**Landing**

Access to loft (not boarded, no ladder or power). Doors to:

Bedroom One

12'8" x 7'6"

Fitted wardrobes. Window to front aspect. Radiator.

Bedroom Two

12'8" x 6'10"

Window to side and rear aspect. Over stairs storage cupboard. Radiator.

Bathroom

8'11" x 5'9"

Newly fitted bathroom suite comprising of panel bath with shower over and glazed shower screen. Vanity wash hand basin. Low level flush w/c. Shelved airing cupboard.

Outside**Front****Parking**

Double blocked paved driveway.

Garden

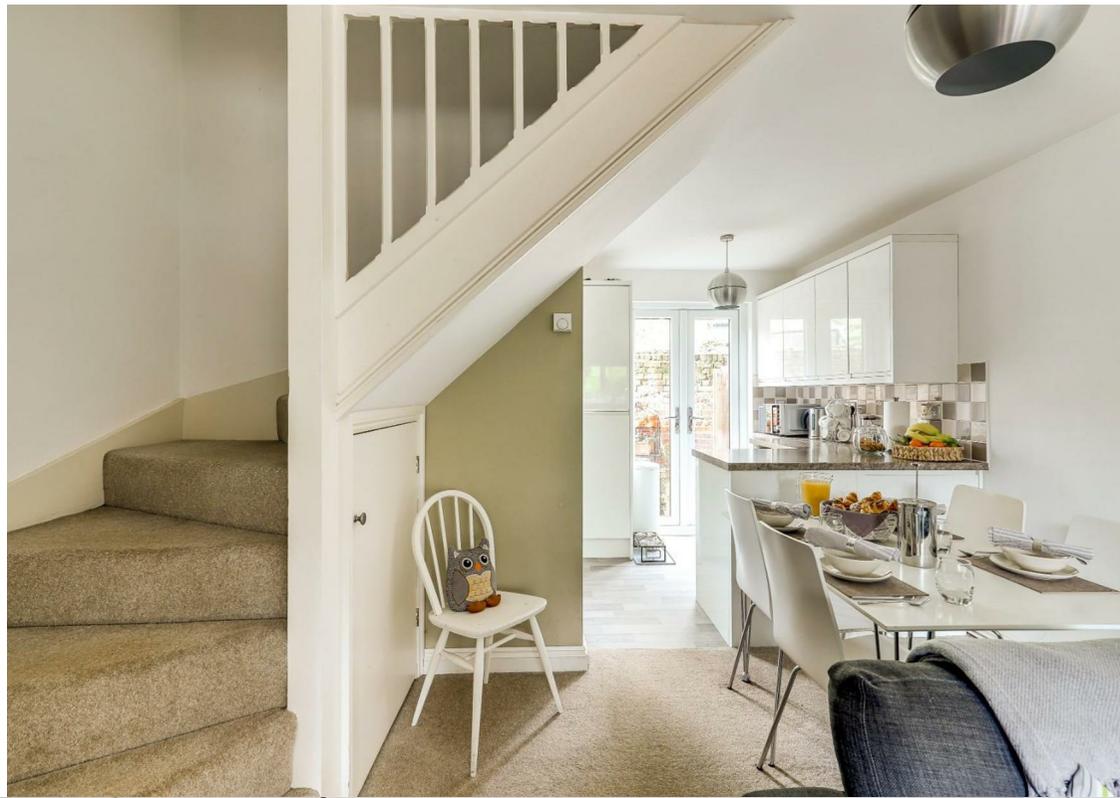
Enclosed walled courtyard garden with outside tap. Gated side access.

Agents Note

Vaillant boiler serviced annually located in the kitchen.









OCTOBER

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29	30	31				

BOSCH

Electric kettle with digital display and blue handle.

