



HUNTERS[®]
HERE TO GET *you* THERE

16 Paddock Road, Buntingford, SG9 9EY

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Price £275,000

Rare opportunity to find a Victorian property located on the sought after "New Town" area of Buntingford in need of extensive refurbishment, your chance to put your own personal stamp on a property. The property benefits from Solar Panels (Photovoltaic) and a West facing rear garden approaching 100 feet in length.

- **Living room with fireplace.**
- **Rear Hall.**
- **Two double bedrooms.**
- **Small front garden.**
- **uPVC windows and doors.**
- **Kitchen breakfast room.**
- **Downstairs bathroom.**
- **Two banks of six solar panels.**
- **100 foot rear garden.**
- **CHAIN FREE**

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Ground Floor

Entrance

Half glazed uPVC front door leading to:

Living Room

12'0" x 12'2"

uPVC window to front.

Radiator. Fireplace. Archway to:

Kitchen Breakfast

11'11" x 8'3"

uPVC window to rear. Open through to rear hallway. The kitchen has a stainless steel sink. Gas and electric connections for slot in cooker. Open read staircase to first floor. Please note this room need major refurbishment.

Rear Hallway

3'1" x 6'6".9'10"

Dual aspect with uPVC window to side and fully glazed uPVC door to side. Door to:

Family Bathroom

8'4" x 6'2"

uPVC window to side. White suite comprising cast iron panel bath, close coupled WC and pedestal wash hand basin. Tiled splash backs. Radiator.

First Floor

Landing

5'10" x 2'5"

Loft access. Doors to both bedrooms.

Bedroom One

12'0" x 12'1" max

uPVC window to front. Radiator. Some ceiling damage.

Bedroom Two

9'0" x 8'3"

uPVC window to rear. Radiator. Airing cupboard housing factory lagged hot water tank.

Outside

Front Garden

Path to front door. Side access.

Rear Garden

West facing rear garden. Small raised terrace. Outside tap. Laid mostly to lawn. Mature shrubs. Two delapidated garden sheds.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C	63	
(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	

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.



