



**HUNTERS®**  
HERE TO GET *you* THERE

26 Mill Close, Buntingford, SG9 9SZ

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Offers In Excess Of £350,000

An opportunity to purchase a deceptively spacious and extremely well-presented three bedroom terraced family home. Accommodation also includes fitted kitchen, separate lounge and dining rooms, re-fitted bathroom suite and conservatory opening onto secluded west-facing rear garden.

- Three bedroom family home
- Gas central heating throughout
- Walking distance to town centre
- Receptions plus uPVC conservatory
- Ideal for first time buyers
- Sought after Bovis development
- West facing rear garden
- Kitchen & dining room
- Re-fitted bathroom suite
- 2 Allocated parking spaces

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## GROUND FLOOR

### ENTRANCE

### LOUNGE

15' 9" x 14' 6" (4.8m x 4.42m) Spacious room with feature box bay window to front aspect, laminate flooring, radiator, recessed down lights, tv point, storage cupboard, stairs to first floor. Door to:

### DINING AREA

8' 5" x 7' 3" (2.57m x 2.21m) Laminate flooring, radiator and archway leading to:

### KITCHEN

8' 10" x 6' 8" (2.69m x 2.03m) Re-fitted Hi-Gloss matching wall and base units coming with roll edge work surfaces, integrated oven and grill with 4 plate gas hob and extractor fan, integrated dishwasher, plumbing for washing machine, space for Fridge/Freezer, stainless steel one and half bowl drainer sink unit and mixer tap plus tiled splash backs. Gas fired boiler, laminate flooring, window to rear aspect.

### CONSERVATORY

8' 5" x 7' 9" (2.57m x 2.36m) Dual aspect additional reception space coming with windows and door leading to rear garden.

### FIRST FLOOR

### LANDING

Fitted carpet, radiator, access to loft space, airing cupboard housing hot water cylinder and shelving unit. Door to:

### BEDROOM ONE

11' 3" x 8' 1" (3.43m x 2.46m) Spacious master bedroom with window to front aspect, built in wardrobes, fitted carpet, radiator and television point.

### BEDROOM TWO

11' 2" x 8' 1" (3.4m x 2.46m) Good-size double bedroom with window to rear aspect, built in wardrobe, fitted carpet, radiator.

### BEDROOM THREE

7' 2" x 6' 1" (2.18m x 1.85m) Single bedroom with window to front aspect, fitted carpet and radiator.

### BATHROOM

Good-size family bathroom recently re-fitted with a 3 piece suite comprising panel

enclosed bath with mixer tap and wall mounted mixer shower, pedestal wash hand basin, low level wc, tiled walls, tiled floor, heated towel rail, obscure glazed window to rear aspect.

### OUTSIDE

#### FRONT GARDEN

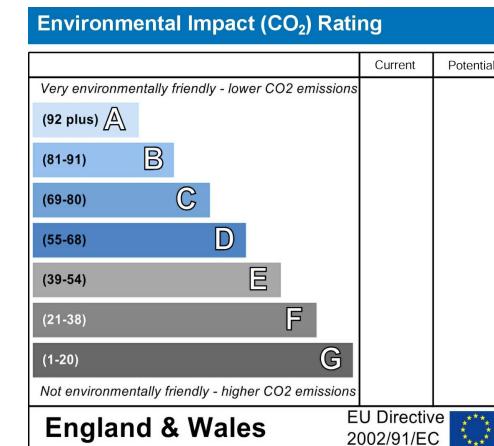
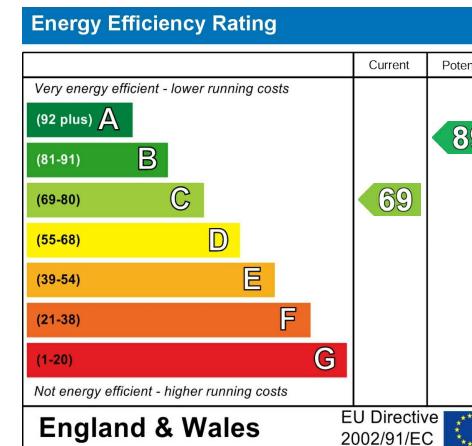
Laid to lawn.

#### PARKING

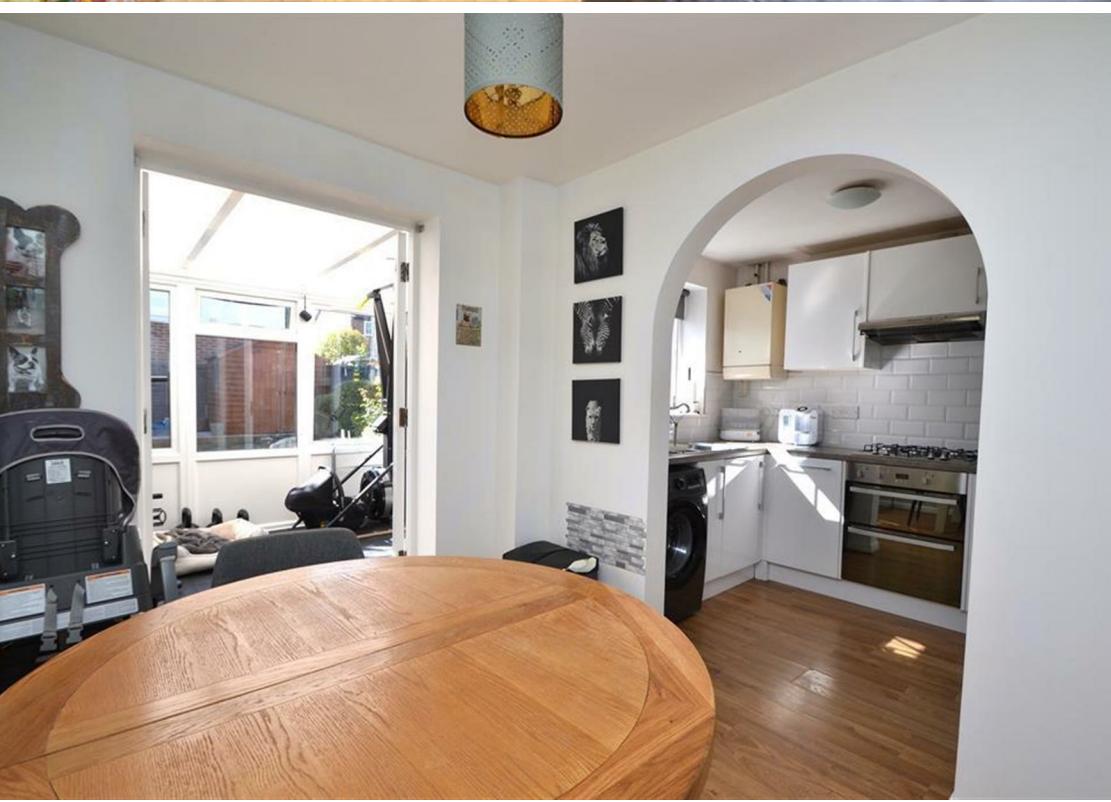
2 allocated parking spaces.

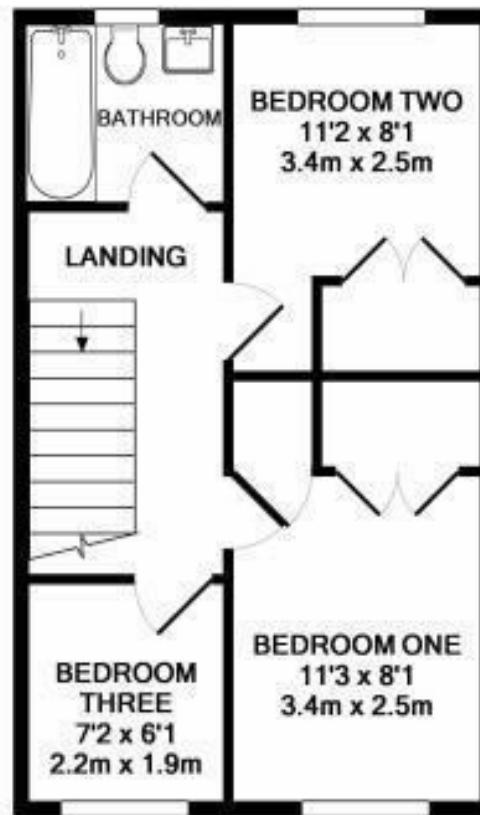
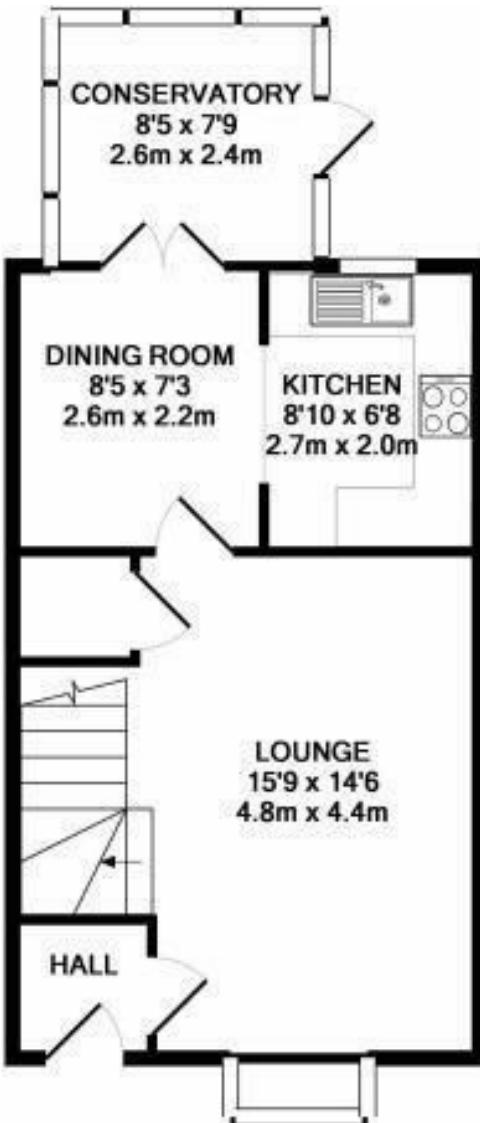
#### REAR GARDEN

West facing secluded rear garden commencing with a paved area leading to lawn with mature shrub borders, timber shed, rear pedestrian access.



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.





1ST FLOOR  
APPROX. FLOOR  
AREA 356 SQ.FT.  
(33.1 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 429 SQ.FT.  
(39.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 785 SQ.FT. (73.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



