



HUNTERS[®]
HERE TO GET *you* THERE

5 Moat Side, Anstey, Buntingford, SG9 0DD

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Fixed Asking Price £275,000

Rare opportunity to purchase this completely renovated one bedroom semi-detached bungalow. Set upon a green in a peaceful rural location. Short walk to the highly regarded village pub. No upward chain.

- One bedroom semi detached bungalow.
- Newly fitted shower room.
- New radiators throughout.
- Parking.
- Peaceful rural location.

- Newly fitted integrated kitchen.
- New flooring throughout.
- Freshly decorated and new power and light switches throughout.
- Utility cupboard.
- Chain free.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Hunters Buntingford 34 High Street, Buntingford, SG9 9AQ | 01763 272391
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Approximate Gross Internal Area
49.94 sq m / 537.54 sq ft

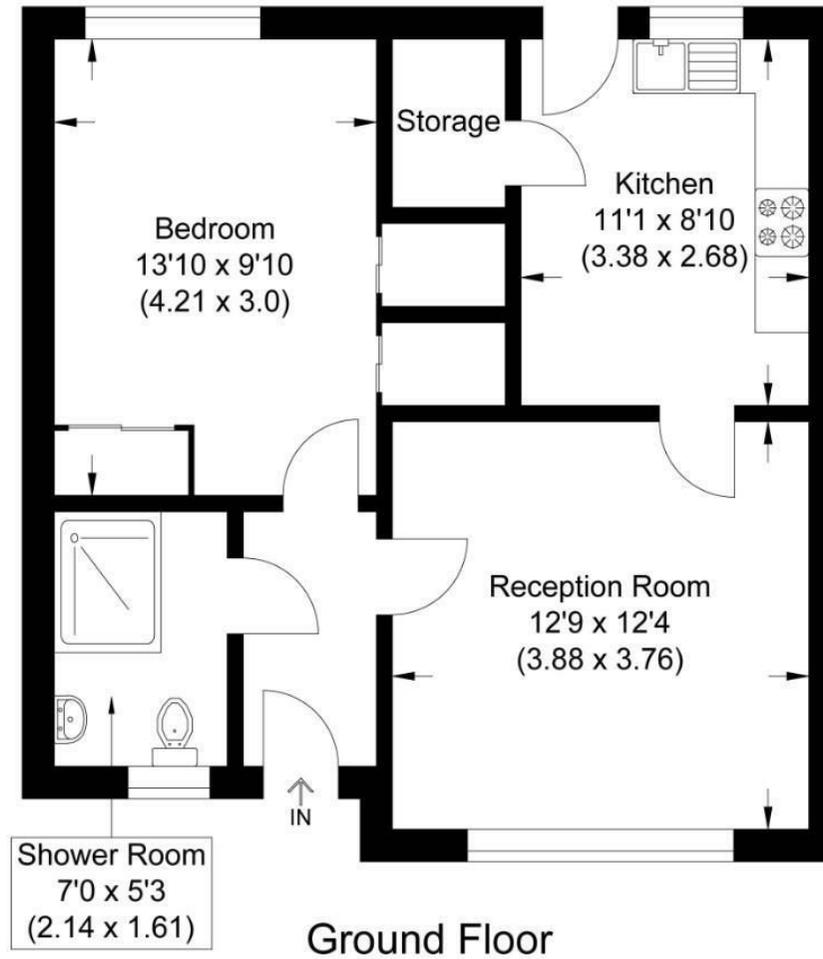


Illustration for identification purposes only, measurements are approximate, not to scale.

Entrance

Covered entrance vestibule with lamp over. Composite front door with fanlight window.

Entrance Hall

Tiled floor. Radiator. Doors to:

Lounge

Large window to front aspect. Radiator. Carpeted. Door through to:

Kitchen Breakfast Room

New modern eye and base level units with integrated appliances. (Oven, microwave, full height larder fridge/freezer, full size dishwasher. electric hob with extractor hood over). Composite countertops. Stainless steel sink with drainer and mono mixer tap over. Breakfast bar. Tiled floor. New inset ceiling lights. Radiator. Window to rear. Upvc door to rear. Door to utility cupboard.

Utility Cupboard

Large utility cupboard with space for tumble dryer, space and plumbing for washing machine. Houses consumer board. Extractor fan.

Shower Room

Newly fitted comprising of double length walk in shower

unit with power shower. Low level flush w/c. Vanity unit with wash hand basin inset. New inset ceiling lights. Chrome ladder style radiator. Tiled floor. Obscure window to front aspect.

Bedroom

Window to rear aspect. Carpeted. Radiator. Built in deep wardrobe. Airing cupboard housing lagged hot water cylinder. Loft access.

Outside**Front Garden**

Path to front door. Small lawn area.

Rear Garden

Storm porch over rear door. Sun terrace. Mostly laid to lawn. Outside tap. Concrete base ready for a shed. Gated side access leading to large private communal space next to the bungalow.

Parking

Large parking area

Agents Note

Loft: boarding/power/ladder unknown.

Fully electric.

Grounds maintenance £78 PA







Overlooking the green