



## Cornwell Close, Buntingford

Tenure: Freehold

- \*\*Offered with NO UPWARD CHAIN\*\*
- Quality fitted kitchen. Fully integrated.
- New build 2017. NHBC. Show home condition
- Two thermostats - upstairs & downstairs
- Secure low maintenance garden

- Large living area
- Downstairs W/C
- Two double bedrooms. En-suite to master
- Allocated parking plus visitors
- Potential rental income £1,350 pcm. Yield 4.32%

**Offers In The Region Of £375,000**

**HUNTERS®**

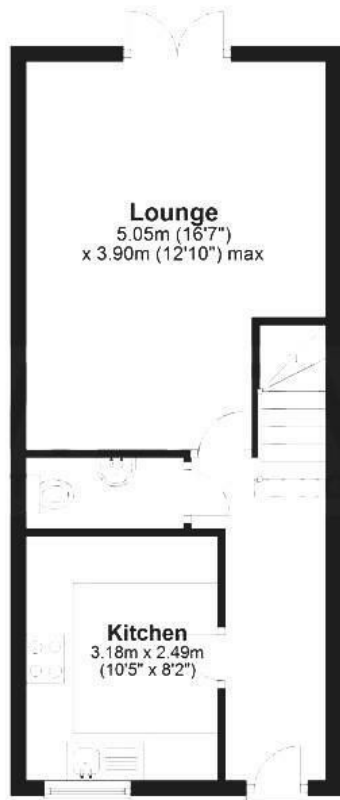
HERE TO GET *you* THERE





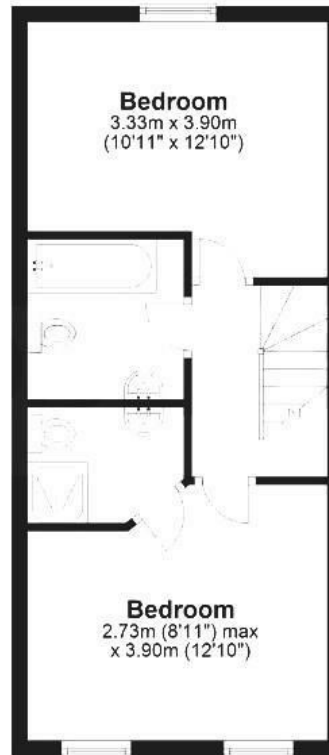
### Ground Floor

Approx. 36.7 sq. metres (394.7 sq. feet)



### First Floor

Approx. 36.5 sq. metres (392.7 sq. feet)



Total area: approx. 73.1 sq. metres (787.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. Property marketing provided by Westwood Leber.  
Plan produced using PlanUp.

Council Tax: D

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating	Current		Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current		Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
		EU Directive 2002/91/EC				EU Directive 2002/91/EC	
		England & Wales				England & Wales	

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.

**THINKING OF SELLING?** 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

### Viewing

Please contact our Hunters Buntingford Office on 01763 272391 if you wish to arrange a viewing appointment for this property or require further information.

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