



HUNTERS®
HERE TO GET *you* THERE

3 Norfolk Road, Buntingford, SG9 9AN

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Asking Price £325,000

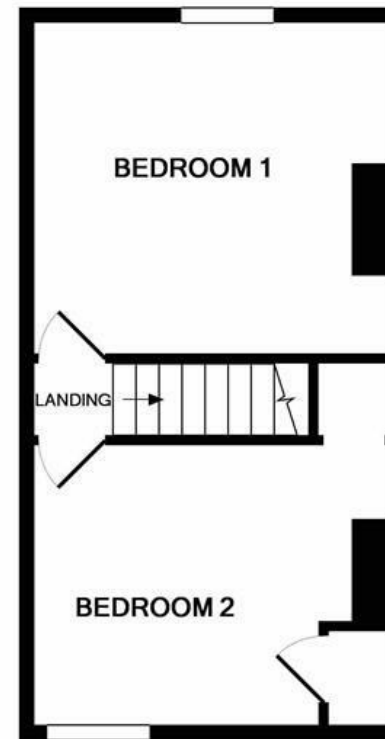
Character cottage dating back to 1901 in the heart of Buntingford just off the High Street and presented to a very good standard. A great first purchase!

- Two double bedroom cottage in the heart of Buntingford
- Refitted white bathroom suite
- Bright 24ft lounge/dining room
- Attractive low maintenance garden with patio area
- Walking distance to High Street
- Refitted (2018) Howdens Kitchen
- Two working fireplaces to the ground floor
- CHAIN FREE
- Walking distance to schools
- Potential rental income £1,300 pcm. Yield 5.2%

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GROUND FLOOR
APPROX. FLOOR
AREA 362 SQ.FT.
(33.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 262 SQ.FT.
(24.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 624 SQ.FT. (58.0 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

Lounge

11'10" x 10'8"

UPVC double glazed front door leads into the lounge. UPVC double glazed window to the front aspect. Feature working fireplace inset into chimney breast with tiled hearth and mantle over. Open to:

DINING ROOM

11'11" x 11'10"

UPVC double glazed window to the rear aspect. Feature fireplace with cast iron surround and mantle with tiled hearth. Double radiator. Stairs rise to the first floor with cupboard beneath. Door to:

KITCHEN

8'0" x 6'9"

Refitted this year in a Howdens kitchen providing high shine white fronted base and eye level units incorporating a stainless steel circular sink unit with mixer tap. Built in electric oven with induction hob and extractor above. Space and plumbing for a washing machine and dishwasher. Space for a fridge. Complimentary tiling to the work stations and ceramic tiled floor. Spotlights. UPVC double glazed window to the side aspect. UPVC double glazed door to the side leads to the garden. Door to:

BATHROOM

Refitted in a modern white suite comprising low level wc, wash hand basin and bath with mixer tap and shower attachment. Double glazed velux window to the rear. Full ceramic wall and floor tiling. Brace and latch door. Heated towel rail.

FIRST FLOOR

LANDING

Access to the loft space and doors to the bedrooms.

BEDROOM ONE

12'0" x 10'11"

UPVC double glazed window to the front aspect. Double radiator.

BEDROOM TWO

9'1" x 10'10" increasing to 12'0"

UPVC double glazed window to the rear aspect. Radiator. Built in storage cupboard houses the boiler. Further storage cupboard. Laminate flooring.

OUTSIDE


FRONT GARDEN

Low maintenance front garden with established and well tended shrubs. Enclosed by picket fence with gated access. Path to the front door.

REAR GARDEN

A good size rear garden laid to lawn in the main with a paved patio area and a variety of established and maintained shrubs. Enclosed by fencing and with gated rear access. Garden shed.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.





