iwestates.com

5 Church Street, Buntingford, SG9 9AS

£280,000

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Offers In The Region Of £280,000

NO ONWARD CHAIN A Rare Grade II Listed Renovation Opportunity in the Heart of Buntingford.

Positioned on one of Buntingford's most desirable and historic streets, this Grade II listed character property presents a unique and exciting opportunity for buyers seeking a rewarding renovation project. Requiring comprehensive refurbishment throughout, the property offers significant scope to reimagine and enhance, creating a truly special home full of charm and individuality. With a wealth of original features and inherent character, this is an ideal purchase for those with vision—whether a seasoned renovator, developer, or a buyer looking to create a bespoke period home.

The existing accommodation is arranged over two floors, with clear potential for reconfiguration (subject to the necessary listed building consents). The property's central location places it within easy reach of Buntingford's amenities, making it an appealing long-term investment once improved. Opportunities of this nature are increasingly rare, particularly within such a sought-after setting. This property offers the chance not only to restore a piece of local history, but also to add significant value.

- Character Cottage with Period Features
- Ground Floor Bathroom WC
- Grade II Listed
- Gas Central Heating
- Chain Free
- Two Double Bedroom
- Courtyard Garden
- Lounge & Dining Area
- Convenient Central Location

IW Estates, 42 High Street, Buntingford, Hertfordshire SG9 9AH | 01763 272 391
buntingford@iwestates.com | www.iwestates.com

Entrance Door to:

Lounge
14'0" x 12'0"

Kitchen
4'11" x 4'11"

Dining Area
12'0" x 6'11"

Ground Floor Bathroom

Stairs to First Floor

Bedroom 1
12'0" x 8'11"

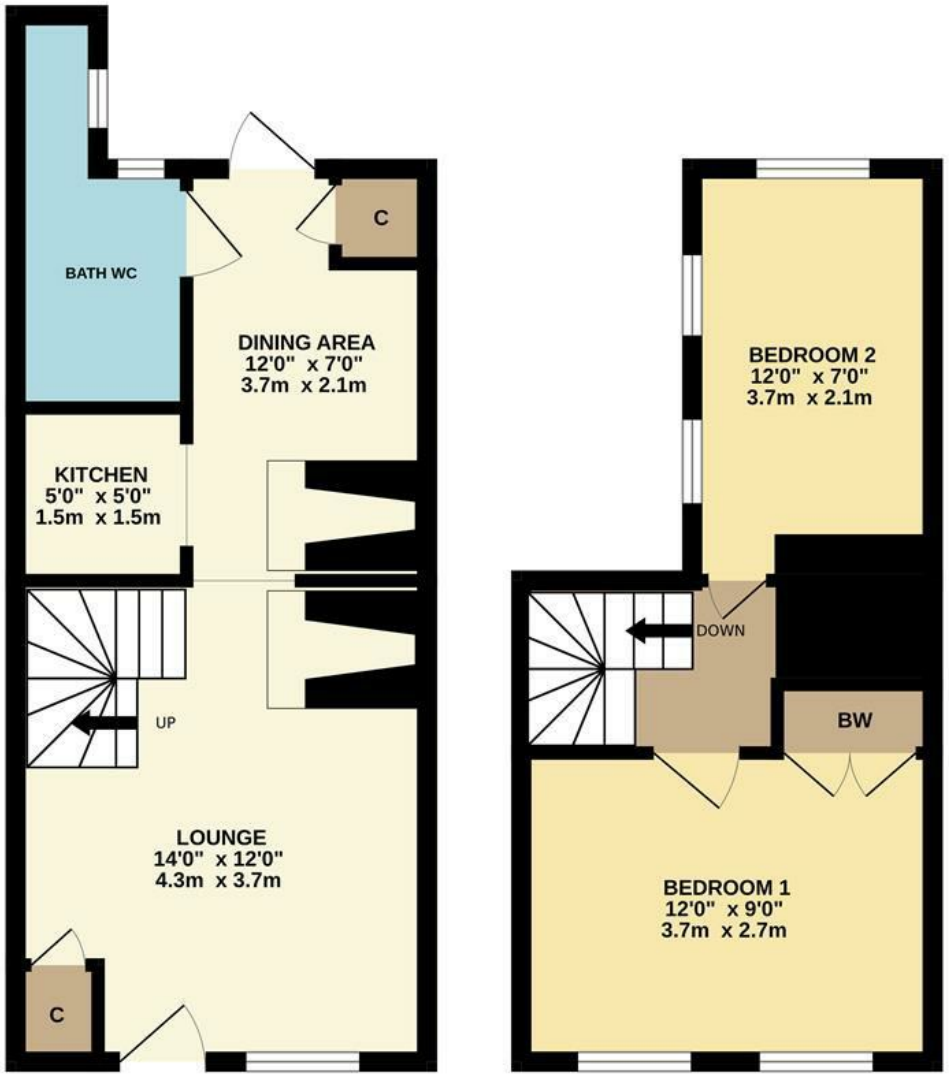
Bedroom 2
12'0" x 6'11"

Agents Note
Council tax band C £2,079.38 p.a.
(Subject to Change)
Freehold
Grade 2 Listed - exempt from EPC

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, iWEstates would be pleased to provide free, no obligation sales and marketing advice.

GROUND FLOOR
294 sq.ft. (27.3 sq.m.) approx.

1ST FLOOR
234 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 528 sq.ft. (49.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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