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57 Downhall Ley, Buntingford, SG9 9JT



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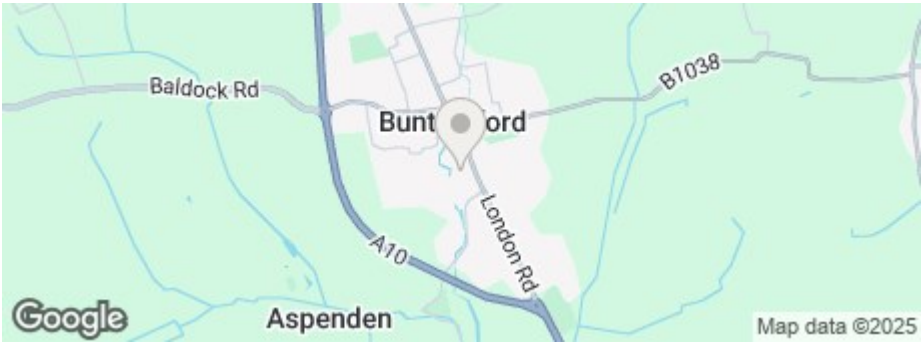
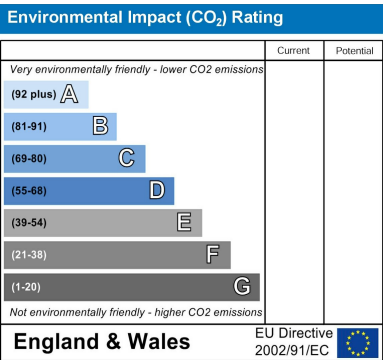
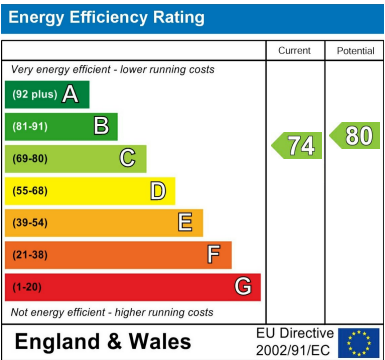
Price £325,000

This beautifully presented two-bedroom end of terrace property has been tastefully redecorated throughout and is ready to move into. Featuring brand new wood-effect flooring and fresh carpeting, it combines style with comfort.

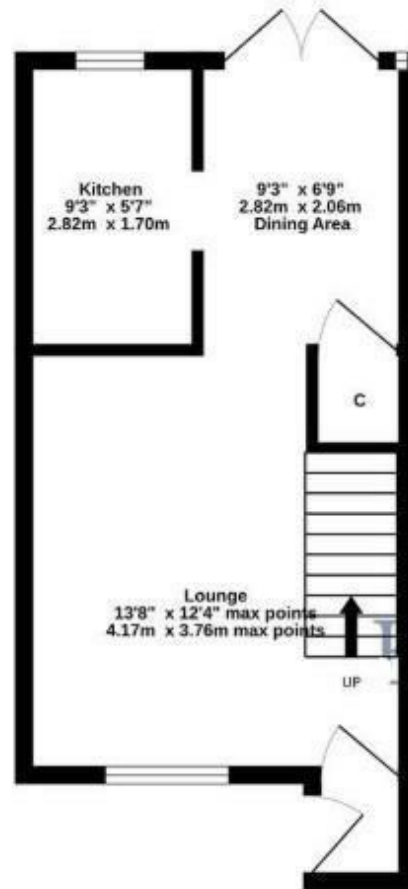
The home boasts a modern shaker-style kitchen and a contemporary shower room. Outside, a charming courtyard-style garden provides a low-maintenance outdoor space, perfect for relaxing or entertaining.

A carport is conveniently located nearby, and with no upward chain, this is an ideal opportunity for first-time buyers, downsizers, or investors.

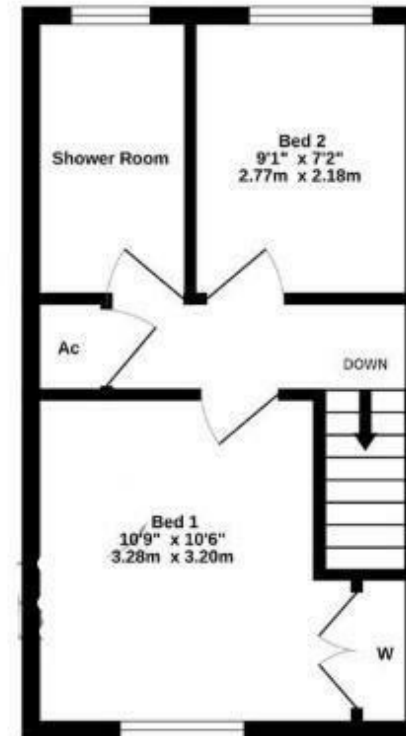
- Two bedroom end of terrace.
  - Newly laid flooring throughout.
  - Bedroom one with built in wardrobes,
  - Designated carport.
- Freshly redecorated.
  - New shaker style kitchen.
  - Courtyard style garden.
  - Chain free.



Ground Floor  
293 sq.ft. (27.2 sq.m.) approx.



1st Floor  
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA: 575 sq.ft. (53.4 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 is given to their operability or efficiency can be given.  
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**Entrance**

Composite and glazed front door.

**Entrance Lobby**

Window to front aspect. Storage cupboard. Vinyl flooring.

Door to:

**Lounge**

12'4 x 13'3

Wood effect flooring. Window to front aspect. Radiator.

Cupboard housing gas meter. Stairs to first floor.

**Dining Area**

6'9 x 9'2

Wood effect flooring. Radiator. Understairs storage

cupboard houses consumer board. Glazed door to

garden. Door to:

**Kitchen**

5'1 x 9'2

Newly fitted shaker style kitchen with wood effect

countertops. Stainless steel sink and drainer. Metro tile

splash backs. Built in extractor hood. Vinyl flooring.

Window to rear aspect.

**First Floor****Landing**

Access to loft. Airing cupboard with radiator and shelving.

**Bedroom One**

10'4 x 8'11

Window to front aspect. Built in cupboard. Built in

wardrobe.

**Bedroom Two**

6'11 x 9'2

Window to rear aspect.

**Shower Room**

4'10 x 9'4

Double walk-in shower. Pedestal wash hand basin. Low

level flush w/c. Chrome ladder style radiator. Tiled walls.

Vinyl floor. Mirrored medicine cabinet. Obscure window to

rear aspect.

**Outside****Front**

Low maintenance artificial lawn. Path leading to entrance.

**Garden**

Courtyard style garden. Mature shrubs. Gate to rear.

**Carport**

Carport situated nearby. See plan for location.

**Agents Note**

No onward chain.

Boiler located in the loft.

Council tax band C.









