



iwstates.com

3 Downhall Ley, Buntingford, Hertfordshire, SG9 9JT

3 Downhall Ley, Buntingford, Hertfordshire, SG9 9JT

Asking Price £315,000

Situated on the sought-after Downhall Ley development in Buntingford, this two-bedroom terraced home offers an ideal opportunity for first-time buyers, downsizers, or investors. The property benefits from a well-presented interior throughout and the added convenience of a car port, providing secure and sheltered parking. Offered chain free, the home is ready for immediate occupation, while investors will appreciate its strong rental prospects, with an estimated monthly income of circa £1,350 pcm, generating a potential yield of approximately 5.14%.

A superb, low-maintenance home in a popular location—early viewing is highly recommended.

- Two-bedroom terraced house
- Ideal for first-time buyers or downsizers
- Comfortable living accommodation
- Offered chain free for a smooth purchase
- Estimated rental income of approx. £1,350 pcm
- Located on the popular Downhall Ley development, Buntingford
- Low-maintenance home throughout
- Convenient car port providing secure parking
- Perfect for investors
- Potential rental yield of around 5.14%



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. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of IWestates estate agents.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		93
(81-91) B			(81-91) B		
(69-80) C	72	75	(69-80) C	73	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

Entrance Lobby

UPVC front door. Cloaks hanging space. Door to:

Sitting Room

13'7" x 12'4"

Window to front aspect. Radiator Understairs storage cupboard. Stairs to first floor.

Dining Room

9'6" x 6'10"

Radiator. French doors leading out to a paved terrace.

Kitchen

9'2" x 5'3"

Fitted with a range of wall and base level units with laminate countertop over. Stainless steel sink and drainer. Space for fridge/freezer, electric oven and washing machine. Tiled floor. Tiled splashbacks. Window to rear aspect.

Landing

Access to loft space, airing cupboard housing combi boiler.

Bedroom 1

10'5" x 9'0"

Built in double wardrobe cupboard with hanging rails providing storage, further built in shelved cupboard. Window to front aspect. Radiator.

Bedroom 2

9'2" x 7'2"

Window to rear aspect. Radiator.

Bathroom

Fitted with a white suite comprising panelled enclosed bath, pedestal wash hand basin, and a low level flush WC. Full height tiling to walls. Wood effect flooring. Obscure window to rear aspect. Radiator.

Garden Front

Laid to lawn. Steps leading up to entrance door. Outside brick cupboard.

Garden Rear

Paved terrace. Door giving access to brick built car port providing parking.

Carport

Door access to garden. Power.

Agents Note

Offered chain free

Gas central heating. Combi boiler located in the airing cupboard.

Council tax band C



