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37 Peasecroft, Cottered, Buntingford, SG9 9QS

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Offers Over £225,000

- Spacious two-bedroom ground-floor apartment with garden
- Approximately 772 sq ft of accommodation
- Immaculately renovated throughout
- Bright, light-filled interiors
- Stylish contemporary LVT flooring
- Ample built-in storage
- Residential parking area
- Peaceful village location
- 101 years remaining on the lease
- Council tax band B

This beautifully presented two-bedroom ground-floor apartment offers approximately 772 sq ft of spacious, light-filled accommodation in a peaceful setting within the desirable village of Cottered.

Immaculately renovated throughout, the property is presented in exceptional condition and provides a genuine turnkey opportunity for its next owner. Large windows allow an abundance of natural light to flow through the apartment, creating a bright and welcoming atmosphere, while contemporary LVT flooring provides a stylish and practical finish.

The well-proportioned accommodation includes a generous living space, two comfortable bedrooms and ample built-in storage. Externally, the apartment benefits from its own garden, providing a valuable outdoor area for relaxing and entertaining.

Further advantages include a residents' parking area and a quiet village location surrounded by attractive Hertfordshire countryside. An ideal choice for buyers seeking a spacious, low-maintenance home.

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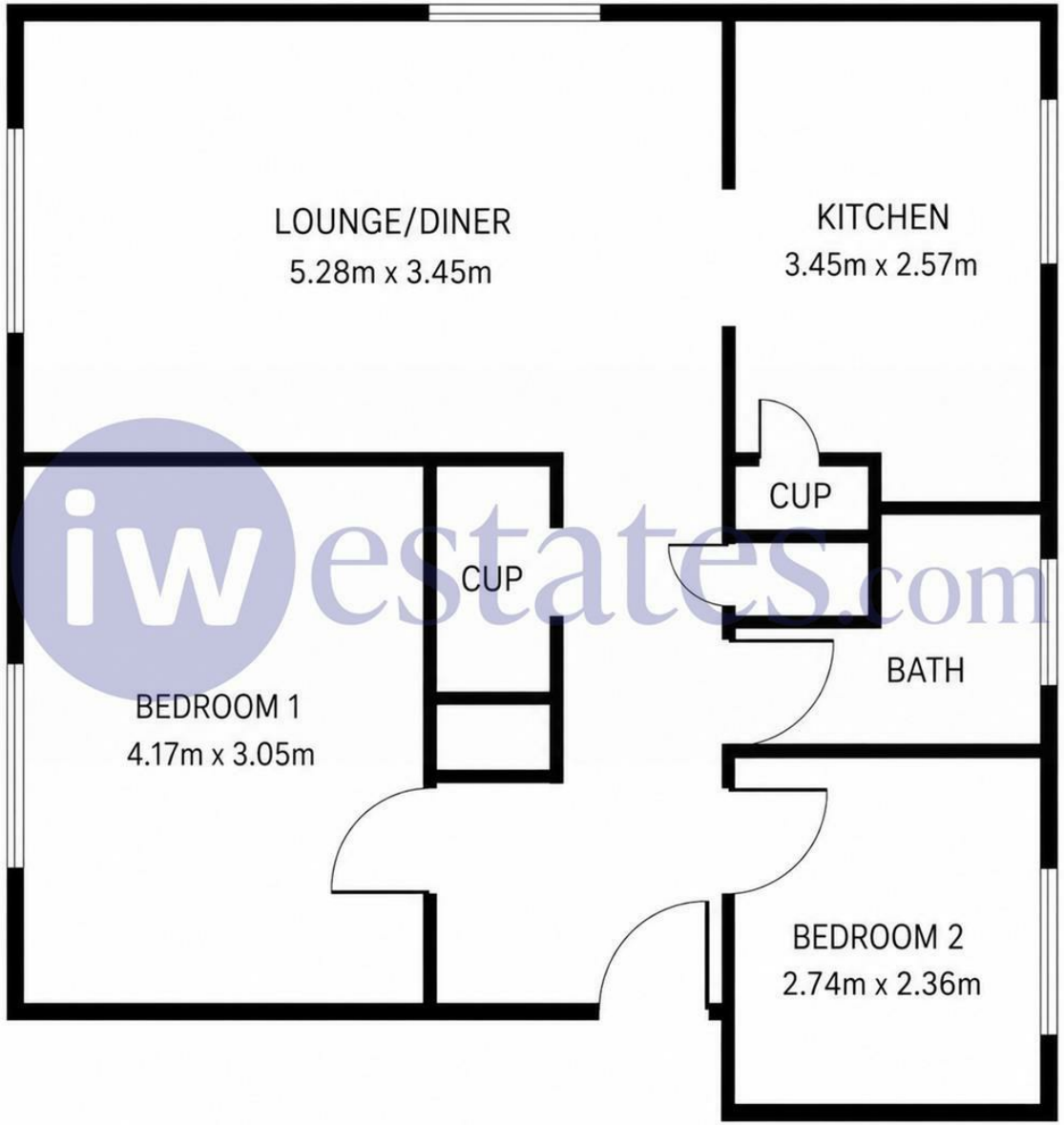

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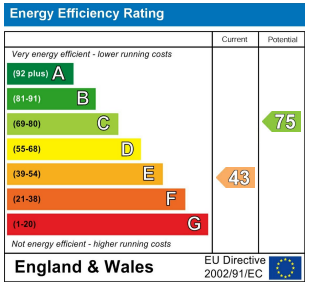

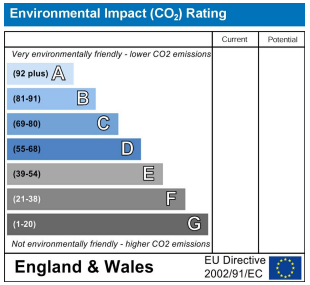

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

Communal Entrance
UPVC and glazed entrance to inner lobby.

Entrance Hall
Front door leading to entrance hall. Radiator. LVT flooring. Large shelved storage cupboard with light. Airing cupboard housing hot water cylinder with shelving and push lights. Doors leading to:

Lounge/Diner
17'4" x 11'4"
Windows to front and side aspect. Two radiators. LVT flooring. Door to:

Kitchen
11'4" x 8'5"
Fitted with a range of wall and base level units with complementary laminate worktops over. Stainless steel sink and drainer with mixer tap. Tiled splash backs. Space for cooker. Extractor hood. Space and plumbing for washing machine. Space for tumble dryer. Space for full height fridge/freezer. Built in shelved larder cupboard. Window to rear aspect. LVT flooring.

Bedroom One
13'8" x 10'0"
Window to front aspect. Deep shelved built in storage cupboard. LVT flooring.

Bedroom Two
9'0" x 7'9"
Window to rear aspect. Radiator. LVT flooring. Houses consumer unit.

Shower Room
Corner shower cubicle with electric shower. Low level flush w/c. Wash hand basin. Tiled floor. Partially tiled walls. Obscure window to rear aspect. Extractor fan. Wall mounted chrome ladder style towel rail.

Outside
Accessed via the communal hall.

Garden
Framed by a picket fence. Mature shrubs. Gravel ground. Timber shed. Outside power and tap. A shared pathway, accessible to neighbouring residents, runs between the apartment and the garden.

Storage
Lockable outside storage accessed via communal hall.

Parking
Residential parking bays to the front of the property.

Agents Notes
* A shared pathway, accessible to neighbouring residents, runs between the apartment and the garden.
* Approx £754 p.a. charge paid in monthly instalments covers, maintenance of the grounds, cleaning of the communal areas.
* Ground rent £10 p.a.
* Council tax band B








Sorry if I looked
interested. I'm Not















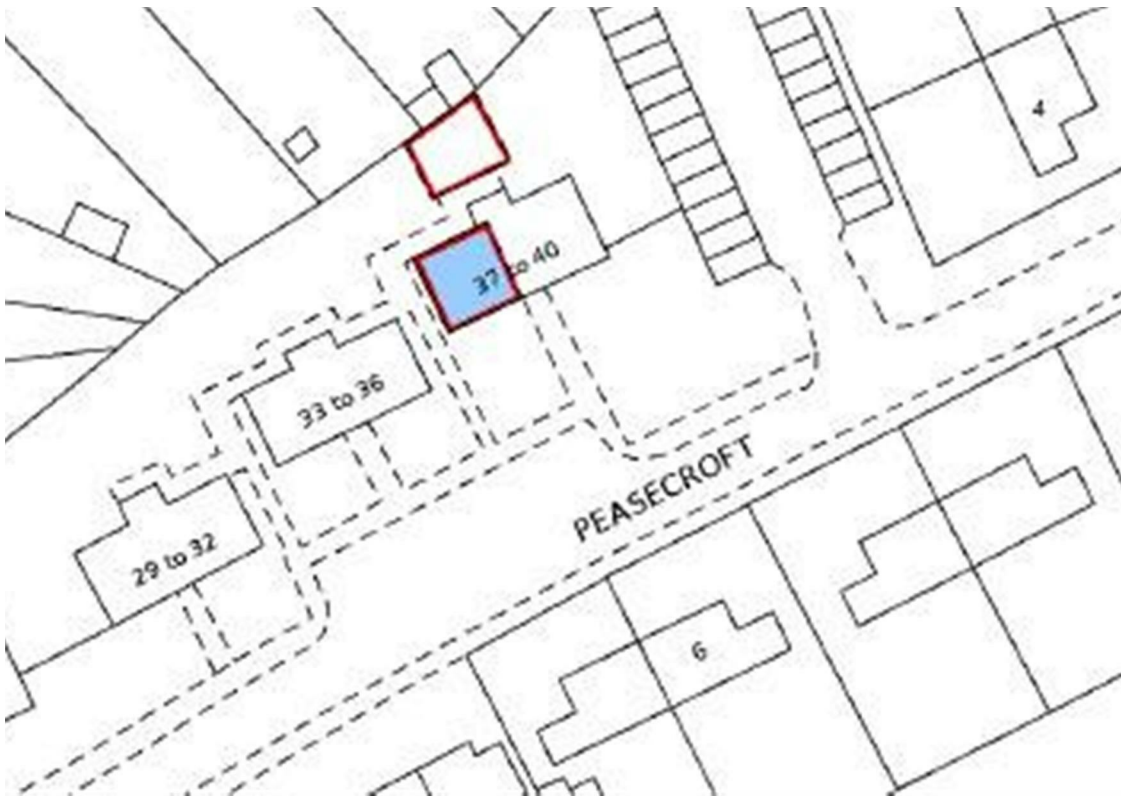
37 to 40
33 to 36
29 to 32
PEASECROFT
4
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