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2, Mill Cottages Hare Street Road, Buntingford, SG9 9HX

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## Price £330,000

- Charming character cottage on the outskirts of Buntingford
- Cosy living room with wood-burning stove
- Stylish modern shaker-style kitchen
- East-facing rear garden
- Ideal for first-time buyers, downsizers or those seeking a unique home
- Two first-floor bedrooms plus a separate study
- Wealth of character features including exposed beams
- Contemporary ground floor bathroom
- Tandem off-road parking to the rear
- Gas Central Heating

Enjoying a peaceful position on the outskirts of Buntingford, this charming cottage offers an appealing blend of character and practicality. Rich in period features, including exposed beams and a cosy wood-burning stove, the property has been thoughtfully enhanced with a modern shaker-style kitchen and well-balanced accommodation, resulting in a home full of warmth, charm and everyday comfort.

The accommodation comprises a modern ground floor bathroom, two first-floor bedrooms and a useful study, ideal for those working from home or in need of additional flexible space. To the rear, the east-facing garden provides the perfect spot to enjoy the morning sunshine, while tandem parking adds further convenience.

Quirky, unique and full of personality, this delightful cottage will appeal to first-time buyers, downsizers and those seeking a characterful home within easy reach of Buntingford's amenities.

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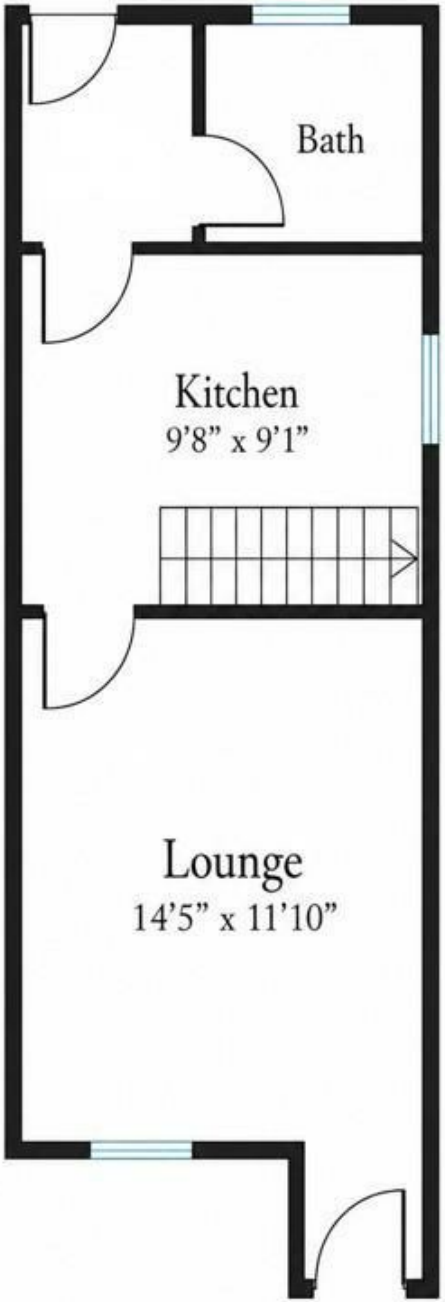


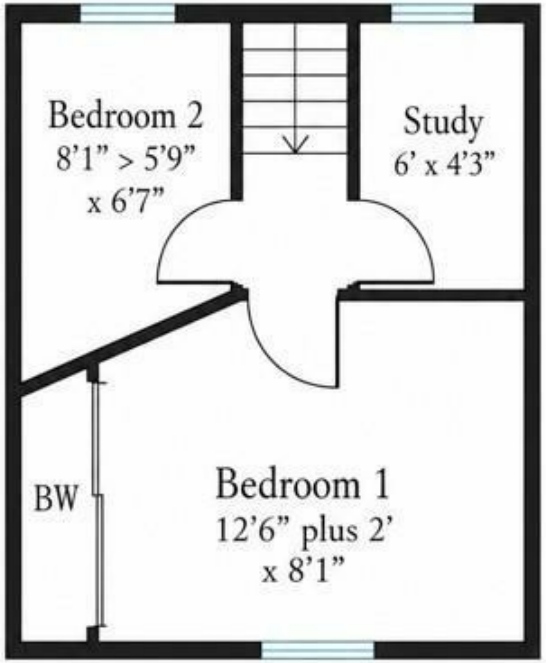


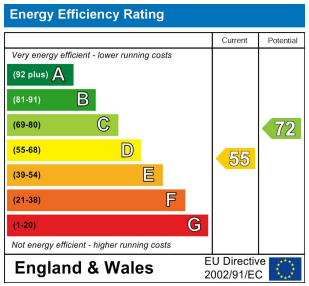


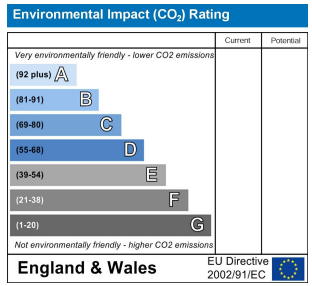


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**Entrance Lobby**
UPVC door to:

**Lounge / Diner**
Brick built fireplace with wood burning stove. Two radiators. Window to front aspect. Original solid oak floor.

**Kitchen**
Re-fitted modern Shaker style kitchen with complementary countertops. Stainless steel sink with mixer tap over. Tiled splash backs. Electric oven and hob with extractor hood over. Integrated fridge/freezer. Freestanding washing machine. Houses consumer unit. Under stairs storage. Stairs to first floor. Window to the side. Velux to vaulted ceiling.

**Rear Lobby**
Stable door to rear garden. Tiled flooring.

**Bathroom**
Vanity unit with countertop wash hand basin and low level flush w/c. Mirrored medicine cabinet. Panel bath with shower over and fitted glazed shower screen. Tiled splash backs. Tiled floor. Extractor fan. Chrome ladder style radiator. Obscure window to rear aspect.

**First Floor**
Newly carpeted stairs and landing.

**Bedroom One**
Built in wardrobes. Original solid oak floor. Window to front aspect. Radiator.

**Bedroom Two**
Window to rear aspect. Original solid oak floor. Radiator.

**Study**
Bespoke desk. Window to rear. Radiator. Houses boiler. Access to loft with fold down steps.

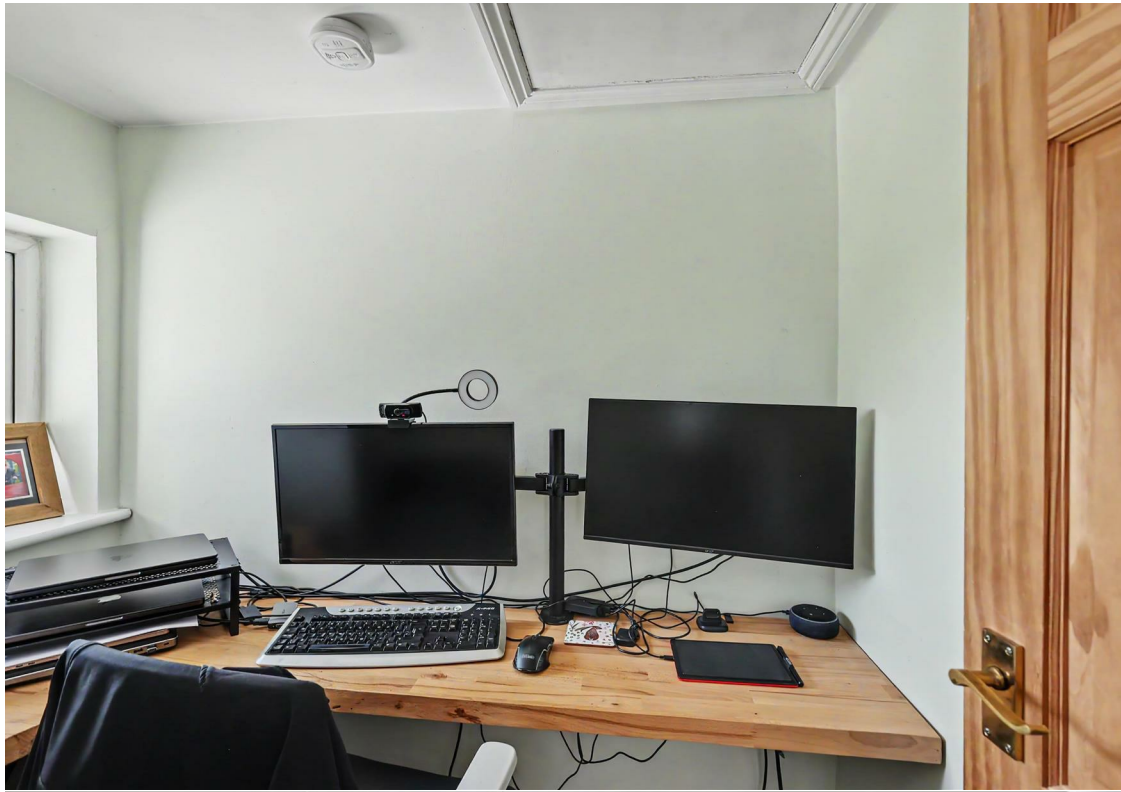
**Outside**

**Front**

**Garden**
East facing garden. Timber Tiki bar. Laid to lawn framed with mature shrubs. Small patio to the house. Side access to the front. Security lamp.

**Parking**
Tandem parking to the rear of the cottages. (First bay on the right as you drive in)

**Agents Note**
Freehold
Viewers to park in allocated resident's parking area only. To the rear of the cottages: tandem parking first on the right hand side.
LPG cylinders to the side alley for the gas central heating.
Loft is half boarded.
Council tax band: C



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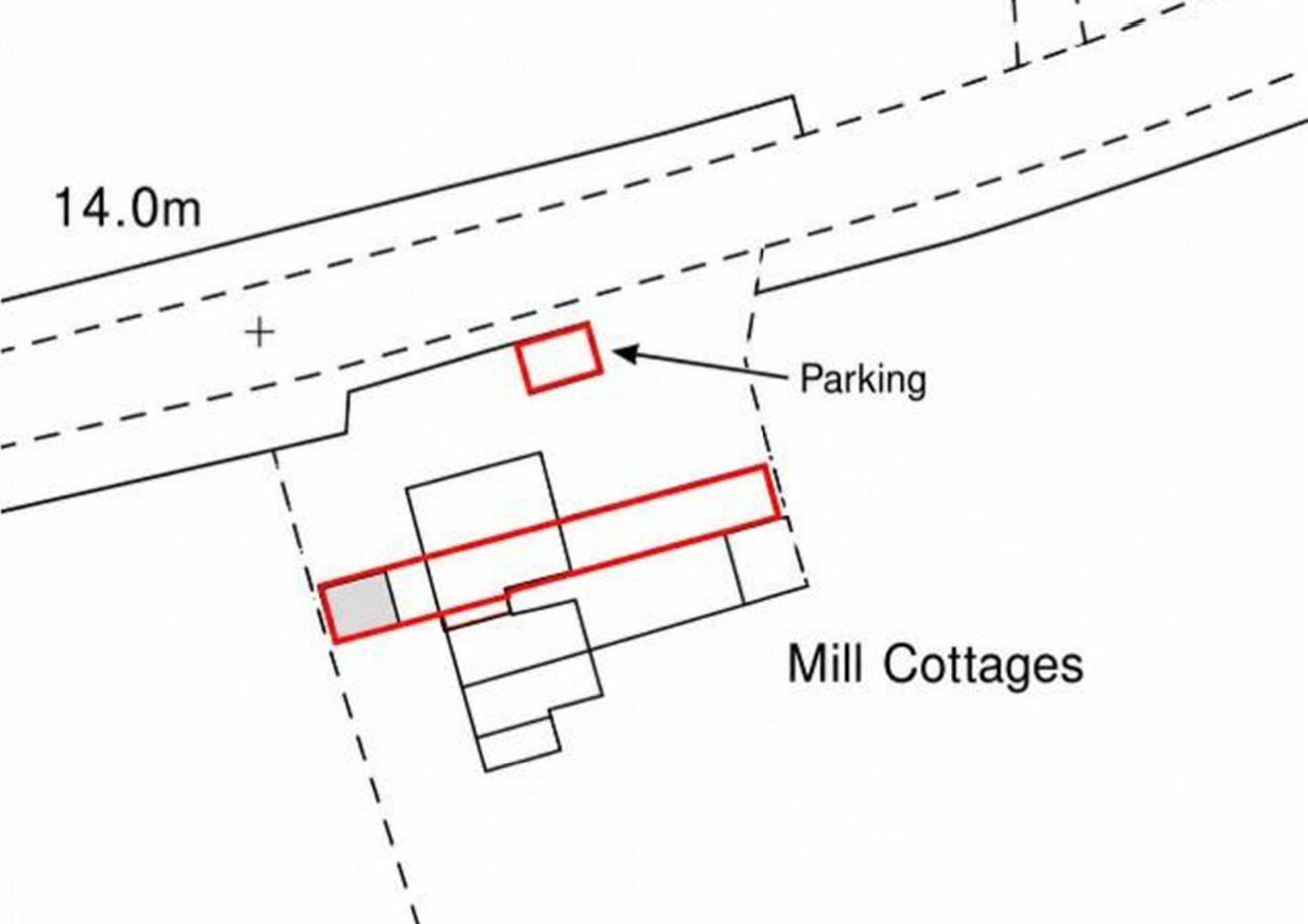
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Parking
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